

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

10/25/16

Case Number:

RZ 16-26

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**LOCATION:**

**Site Address:** 3611 and 3637 East Johnson Avenue

**Side of Street:** South Side of East Johnson Avenue

**Quarter:** Northwest    **Section:** 10, **Township:** 14 North, **Range:** 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

**SITE INFORMATION:**

**Existing Zoning:** C-3 L.U.O.

**Proposed Zoning:** C-3 - L.U.O.  
(Requesting revisions to permitted uses)

**Total Size of site** (square feet and acres): 57,140 S.F.; 1.31 Acres

**Street Frontage** (feet): 82.87 feet along East Johnson Avenue

**Existing Use of the Site:** C-3 - L.U.O., in compliance with current zoning

**Character and adequacy of adjoining streets:** This is an existing development.  
The applicant desires only to make certain revisions to the permitted uses.

**Does public water serve the site?** YES

**If not, how would water service be provided?** N/A

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**Does public sanitary sewer serve the site?** YES

**If not, how would sewer service be provided?** N/A

**Use of adjoining properties:**

<b>North:</b>	East Johnson Avenue- Commercial on the North side of the road
<b>South:</b>	R-1
<b>East:</b>	C-3 -L.U.O. and R-1
<b>West:</b>	C-3 (Bill's Fresh Market)

**Physical Characteristics of the site:**

This site is fully developed. This request is to modify the permitted uses.

**Characteristics of the neighborhood:**

This site is fully developed. This request is to modify the permitted uses.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
The property was zoned C-3, L.U.O. at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
This site is fully developed. This request is to modify the permitted uses.
- (3) **If rezoned, how would the property be developed and used?**  
This site is fully developed. This request is to modify the permitted uses.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
This site is fully developed. This request is to modify the permitted uses.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
This site is fully developed. This request is to modify the permitted uses.



- (6) **How would the proposed rezoning be the public interest and benefit the community?**

This site is fully developed. This request is to modify the permitted uses.

- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

This site is fully developed. This request is to modify the permitted uses.

- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

This site is fully developed. This request is to modify the permitted uses.

- (9) **How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

This site is fully developed. This request is to modify the permitted uses.

The revision in the permitted uses should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values

B) Traffic

C) Drainage

D) Visual Appearance

E) Odor

F) Noise

G) Light

H) Vibration

J) Hours

K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

**(10) How long has the property remained vacant?**

This site is fully developed. This request is to modify the permitted uses.

**(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

This site is fully developed. This request is to modify the permitted uses. A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

**(12) If the rezoning is approved, when would development or redevelopment begin?**

This site is fully developed. This request is to modify the permitted uses.

**(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

No meeting has been held with the adjacent owners.

**(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This requested rezoning is intended to be a revised Limited Use Overlay (LUO).

**Current list of permitted uses:**

- 1) Animal Care, Limited
- 2) Automated Teller Machine;
- 3) Bank or Financial Institution;
- 4) Church (conditional use);
- 5) Day Care, Limited;
- 6) Government Service;
- 7) Library;
- 8) Medical Service/Office;
- 9) Office, General; and
- 10) Utility, Minor.

**Proposed list of permitted uses:**

- 1) Automated Teller Machine;
- 2) Bank or Financial Institution;
- 3) Church (conditional use);
- 4) Day Care, General;
- 5) Government Service;
- 6) Medical Service/Office;
- 7) Office, General;
- 8) Utility, Minor; and
- 9) Retail / Service.



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**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

The owner of the property is:

P & H Investments, LLC  
P.O. Box 17316  
2400 Highland Drive – 4<sup>th</sup> Floor  
Jonesboro, AR 72403



**Deed:** *Please attach a copy of the deed for the subject property.*

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