



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/17/13

Case Number:

RZ13-15

LOCATION:

Site Address: **5508 & 5512 East Johnson**

Side of Street: _____ between : **Greenway Lane** And: **Bridger Road**

Quarter: **SE** Section: **2** Township: **14-N** Range: **4-E**

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: **R-1** Proposed Zoning: **C-3 LUO**

Size of site (square feet and acres): **801,681 Sq ft 18.40 Acres+/-** Street frontage (feet): **564 FT**

Existing Use of the Site: **Residential and Agricultural**

Character and adequacy of adjoining streets: **Johnson Avenue 5-lane major arterial street.**

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

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

Does public sanitary sewer serve the site? **No**

If not, how would sewer service be provided? **Proposed sewer extension from existing sewer line located south of Hwy 49 and east of Old Bridger Rd.**

Use of adjoining properties:

North	Wooded Tract zoned R-1
South	Residential & open fields zoned R-1
East	Residential & open fields zoned R-1
West	Open field zoned R-1

Physical characteristics of the site: **Two existing residential homes with barn and outbuildings, open field on the north side of the tract.**

Characteristics of the neighborhood: **A few residential homes with large open fields.**

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area 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 this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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 the 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.

Name: Alan Bridger - Phil Bridger

Address: 1770 Old Bridger Rd

City, State: Jonesboro AR ZIP 72401

Telephone: _____

Facsimile: _____

Signature: Alan Bridger Phil Bridger

Applicant:

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

Professional Land Surveyor

Name: Mike McNeese, PS

Address: 3008 Newcastle Drive

City, State: Paragould, AR ZIP 72450

Telephone: 870-565-6522

Facsimile: N/A

Signature: Michael McNeese

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

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Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use
- (3). If rezoned, how would the property be developed and used?
Phased General Commercial District
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Commercial (to be determined)
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes
- (6). How would the proposed rezoning be in the public interest and benefit the community?
New business that would support the growth and economic development of the City of Jonesboro
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be very compatible with the surrounding area and is approximately 0.4 miles east of the new NEA Baptist Hospital. Adjacent property in the area has been previously rezoned to Zoned C-3
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property and surrounding area
- (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.
There should be no adverse impact to the adjoining property owners. Property values have increased significantly due to new developments in the area. There will be minimal impacts with regards to noise, light, and existing infrastructure in the immediate area
- (10). How long has the property remained vacant?
Part of the property is currently used for residential purposes and past uses were of an agricultural nature
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, and emergency services, which are already adequate to handle the proposed development of the property
- (12). If the rezoning is approved, when would development or redevelopment begin?
The property will be developed in phases, possibly over a number of years. It is anticipated that development would begin within 6 months
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
**The adjoining property to the east is currently in the process of being rezoned to C-3.
The adjoining property of the north and west is undeveloped**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
All uses except the following:
 1. Adult entertainment/adult retail shoppes
 2. Tobacco/Alcohol Retail stores