

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10-16-09
Case Number: RZ-09-21

LOCATION:

Site Address: 4200 East Johnson Avenue

Side of Street: North side of Johnson Avenue

Quarter: Northeast **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: R-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): 134,144 S.F.; 3.08 acres

Street Frontage (feet): 327' along the north side of Johnson Avenue

Existing Use of the Site: Existing church.

Character and adequacy of adjoining streets: Johnson Avenue is an AHTD right-of-way. There are no proposed street improvements. There will be no changes in the traffic demands.

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

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Use of adjoining properties: North: Lynnwood Heights - single family residential
South: Commercial and residential
East: Commercial - car-wash
West: Vacant C-3

Physical Characteristics of the site:

The site is currently developed as a church. There are no current plans for expansion, however, the desire is to rezone the property, so in the event expansion is contemplated, it will not require a Conditional Use Permit.

Characteristics of the neighborhood:

The immediate east, west, and south of the site are existing commercial and industrial classifications and uses. There are a few existing single-family homes to the north.

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.

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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 question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
If the property was in the City limits at the time of acquisition, it was zoned R-1.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The rezoning is being requested to maintaining consistency in the classification with the land to the east, west, and south. In addition, if the church were to contemplate expansion, the C-3 classification would allow the expansion without the need for a Conditional Use Permit.
- (3) **If rezoned, how would the property be developed and used?**
There are currently no plans to change the use of the property from a church site.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
There are currently no plans to change the use of the property from a church site.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
This proposed classification is consistent with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. This area is designated as thoroughfare commercial.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would increase the value of the property, as well as provide consistency with the classifications on three sides, and bring the site into compliance with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

This is an existing building, being used as intended. The requested classification would improve the consistency of the existing classifications, and eliminate a single parcel of residential in an otherwise commercial area.

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

The property can be used as is. However, if an expansion were contemplated, the requested classification would eliminate the need for a Conditional Use Permit.

(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.**

A) **Property Values:**

A new zoning classification should have a positive impact on the property values.

B) **Traffic:**

There should be no increase in traffic from a change in classification.

C) **Drainage:**

There should be no increase in drainage from a change in classification.

D) **Visual Appearance:**

There should be change in visual appearance from a change in classification.

E) **Odor:**

There should be no increase in odors from a change in classification.

F) **Noise:**

There should be no increase in noise from a change in classification.

G) **Light:**

There should be no increase in light from a change in classification.

H) **Vibration:**

There should be no increase in vibration from a change in classification.

J) **Hours:**

There should be no change in hours from a change in classification.

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K) Restrictions:

The existing use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property is not vacant. It contains a church and a parking lot.

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

A) Utilities: No impact.

B) Streets: No impact.

C) Drainage: No impact.

D) Parks: No impact.

E) Open Space: No impact.

F) Fire: No impact.

G) Police: No impact.

H) Emergency Medical Services:
No impact.

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

There are currently no plans for the foreseeable future for any additional development on this site.

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- (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.***

There is not proposed change in the use of this property, therefore no meeting has been held with any of the neighbors.

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

This requested zoning classification is intended to be C-3. No other restrictions are proposed for this parcel.

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.

Applicant:

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

The owner of this property is Prospect Missionary Baptist Church.



Signature

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