



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 11/12/24 Date Received: 10/15/24
Meeting Deadline: 10/17/24 Case Number: RZ-24-17

LOCATION:
Site Address: 5715 E JOHNSON & 5719 E JOHNSON

Side of Street: South between Old Bridger Road and Darrick Lane

Quarter: NE Section: 11 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: R1 Proposed Zoning: C3

Size of site (square feet and acres): 258,485.04/5.934 acres Street frontage (feet): 707.41'

Existing Use of the Site: One occupied single family home, one vacant single family home, vacant acreage

Character and adequacy of adjoining streets: Five lane Highway

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North C3- LUO - Currently used as retail

South R1 Single Family

East R1 Single Family; many of which are listed to be used for commercial

West C3- LUO - Vacant Land

Physical characteristics of the site: Flat vacant land with existing structures

Characteristics of the neighborhood: Commerically zone propeties to the North, West, Northeast, and to the East.

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 on the public meeting schedule. 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.

Applicant:

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

Name: Scott Bridger MWS Bridger, LLC

Address: 5715 E Johnson

City, State: Jonesboro ZIP 72401

Telephone: 870-680-0287

Facsimile: _____

Signature: *Scott Bridger*

Name: Scott Bridger

Address: 5715 E Johnson

City, State: Jonesboro ZIP 72401

Telephone: 870-680-0287

Facsimile: _____

Signature: *Scott Bridger*

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 Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

5715 & 5719 East Johnson Ave - Jonesboro, AR

1. R1
2. Rezone property to allow for commercial development that cannot occur in R1. Rezoning necessary to allow for future commercial development
3. Future commercial development in accordance with City of Jonesboro Future Land Use Plan for High Intensity Growth Sector.
4. To be determined. Any future development to be in accordance with City of Jonesboro Future Land Use Plan for High Intensity Growth Sector and City of Jonesboro requirements.
5. Yes
6. Continued development of commercial corridor along Johnson Ave
7. Adjacent land to North, Northeast and West of subject property is currently zoned C3
8. Yes. Best use of property is zoned C3 commercial. The current R1 zoning is not consistent with City of Jonesboro Future Land Use Plan.
9. C3 commercial zoning of the property would have a negligible effect from existing environment
10. Property is not currently vacant
11. No impact. Any development would be in accordance with the city of Jonesboro requirements
12. If rezoning is approved, any development would begin at a future date.
13. No known objections from any adjacent landowner. Had discussions with neighbors to immediate west and south. Have sent notifications via certified mail to all required adjacent landowners.
14. N/A