



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 12/19/14
Case Number: R214-24

LOCATION:

Site Address: 5200 East Johnson

Side of Street: S between Bridger Road and NEA Baptist Hospital

Quarter: SW Section: 2 Township: 14N Range: 4E

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 1258.62 along Bridger

Size of site (square feet and acres): 20.48 acres Street frontage (feet): 547.46 along E. Johnson

Existing Use of the Site: Pasture

Character and adequacy of adjoining streets: State Highway and arterial street

Does public water serve the site? Y

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Y

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Trailer Park

South Highway 49 and Ace Hardware

East Bridger Road and pasture

West NEA Baptist Hospital

Physical characteristics of the site: The property is a rectangular shaped parcel gently sloping downhill from the north to the south.

Characteristics of the neighborhood: A commercial thoroughfare that borders a state highway, a hospital, a trailer park, and an arterial street with contiguous pasture

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 18 days prior to the next MAPC meeting. 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:* SEE ATTACHMENT

- (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: First Assembly of God

Address: 1404 Stone Street

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 530-5795

Facsimile: _____

Signature: *Mark Smith, Pastor*

Applicant:

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

ATTORNEY _____

Name: Jason Marshall

Address: 225 South Main Street Ste. 102

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 935-0707

Facsimile: (870) 336-0167

Signature: *Jason Marshall*

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

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(1). How was the property zoned when the current owner purchased it?

All property annexed by the City of Jonesboro under previous Zoning Ordinances was initially placed as R1, low density residential, at the time that the annexation became effective. The subject property has not been rezoned since that time.

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The rezoning is being requested so that the property can be sold for the highest possible market price and can be zoned similarly to adjoining and nearby properties that have obtained rezonings in the recent past.

(3). If rezoned, how would the property be developed and used?

According to the uses set out in the Ordinances for this particular Zoning 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)?

The property would be developed in an increasingly popular commercial area with density being subject to the specific use for which the property would be obtained after being successfully marketed by the current owner.

(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?

The public interest is to obtain services, goods, and entertainment within their own particular community without significant travel and to work and start businesses to the benefit of their community without being forced into other areas of town outside of their community that support another school districts tax base.

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

It would be no more intensive than any of the contiguous developments approved within the last five years and it will be rezoned in accordance with any future land use plan adopted by the city.

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

The land is too valuable per square foot to allow any single family homes to be built at a profit. The current owner purchased the property for 1.25 million dollars in the hope of building a new church on the subject property but due to the development taken place since that time, the traffic and intensity of the contiguous developments make it unsuitable for such.

(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?

Indeterminable

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

The property would be developed according to the proposed zoning ordinance and would have a positive impact on any of those factors listed that may apply.

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

The rezoning application is being submitted to allow the change in use for the purposes of better marketing of the property. The property will be marketed to investors, developers, and prospective businesses or medical clinics.

(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.*

A neighborhood meeting will be held, and the results will be entered of record, before Planning Commission review.

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