



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 4/8/25 Date Received: 3/17/25
Meeting Deadline: 3/17/25 Case Number: RZ-25-07

LOCATION:

Site Address: 5905 E Johnson Ave, Jonesboro, AR 72401

Side of Street: North between E Johnson and _____
E Johnson

Quarter: _____ Section: 12 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): 1 acre Street frontage (feet): 140 feet along E Johnson Ave

Existing Use of the Site: Residential property

Character and adequacy of adjoining streets: E Johnson Ave (Highway 49) is a major roadway providing direct access to the property

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

Use of adjoining properties:

North _____

South E Johnson Ave (Highway 49)

East _____

West _____

Physical characteristics of the site: 1988 sq House, empty inside, the lot is flat and spans 1 acre

Characteristics of the neighborhood: Located between the NEA Bastish and the city's new Eastern Bypass

The surrounding area includes a mix of Residential & commercial with E Johnson Ave as major

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thoroughfare providing access to various amenities in the town

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? R-1
- (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: Anh Vu
Address: 5905 E Johnson Ave
City, State: Jonesboro ZIP 72401
Telephone: 479 304 8435
Facsimile: _____
Signature: _____

Applicant:

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

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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?

- The current zoning of the property needs to be verified with the Jonesboro Planning & Zoning Department, but it is likely zoned for residential (R-1 or similar classification).

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

- The purpose of this rezoning is to convert the property from residential to commercial use, allowing for business operations such as retail, office space, or another commercial establishment.
- Rezoning is necessary to maximize the potential of the property due to its prime location on E Johnson Ave (Highway 49), a major roadway with high traffic and commercial viability.

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

- If rezoned to commercial use, the property could be developed into a business establishment, retail store, office space, or other permitted commercial use within the proposed zoning classification.

4. What would be the density or intensity of development?

- The development may include one or more commercial buildings, depending on the zoning regulations for setbacks, parking requirements, and floor area ratios.

5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

- Given the location on a major highway, the rezoning aligns with potential commercial corridor development trends and may support the City's land use goals.
- A review of the Jonesboro Comprehensive Plan is necessary for confirmation.

6. How would the proposed rezoning be in the public interest and benefit the community?

- The rezoning would enhance economic activity, create business opportunities, and potentially generate more jobs for local residents.
- It would also increase property tax revenues for the city and improve the surrounding infrastructure.

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

- The area along E Johnson Ave (Highway 49) includes both residential and commercial properties.

- Nearby properties may already be commercially zoned or transitioning toward commercial use, making this rezoning compatible with the neighborhood's evolving character.

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

- Due to its location on a high-traffic road, the property is less desirable for residential purposes due to noise, accessibility concerns, and lack of privacy.

- It is better suited for commercial use, benefiting from high visibility and direct road access.

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 any restriction to the normal and customary use of the affected property?

- Property Value: Potential increase due to commercial development.

- Traffic: May increase, but would be consistent with expected commercial activity along E Johnson Ave.

- Drainage: Development plans would ensure compliance with city stormwater management requirements.

- Visual Appearance: The proposed development would align with commercial aesthetics and zoning requirements.

- Noise/Light: Any potential noise and lighting concerns would be addressed per zoning regulations (e.g., business hours, parking lot lighting).

- Hours of Operation: Would depend on the type of business but would comply with city regulations.

10. How long has the property remained vacant?

- The property currently has a single-family home on it. If transitioning to commercial use, it may need to be redeveloped or repurposed.

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

- Utilities: Existing water and sewer services would support commercial use.

- Streets: The property has direct access to E Johnson Ave (Highway 49), a well-maintained major road.
- Drainage: The development would comply with city stormwater management requirements.
- Emergency Services: No significant impact expected; commercial zoning is typical along high-traffic corridors.

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

- Development or redevelopment would begin as soon as permits are obtained and site planning is finalized, likely within 6 to 12 months following approval.

13. How do neighbors feel about the proposed rezoning?

- Discussions with nearby property owners are encouraged. A neighborhood meeting or written statements from neighbors would strengthen the application.

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

OWNERSHIP INFORMATION:

- Owner of Record:
 - Name: Anh Vu
 - Address: 5905 E Johnson Ave, Jonesboro, AR 72401
 - City, State, ZIP: Jonesboro, AR 72401
 - Telephone: 479 304 8435
 - Signature: 
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