



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 8/18/15
Case Number: R215-13

LOCATION:

Site Address: 1922 RACE STREET

Side of Street: NORTH between BROWNS LANE and BERNARD STREET

Quarter: NE Section: 29 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): 4.08 ACRES +/- Street frontage (feet): SOUTH - 284' +/-
EAST - 627' +/-

Existing Use of the Site: EXISTING CHURCH (DESTROYED BY FIRE)

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

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 ZONED C-3 - COMMERCIAL, STRIP CENTER

South ZONED R-1 - RESIDENTIAL, VACANT

East ZONED C-3 - COMMERCIAL, VACANT / LARGE RETAIL

West ZONED C-3 - COMMERCIAL, RECREATIONAL GYM

Physical characteristics of the site: SUBJECT PROPERTY CONTAINS ASPHALT PARKING AND THE REMAINS OF CONCRETE FOUNDATION

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.

Applicant:

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

* Name: RACE ST. ATHLETIC CLUB, INC.
 Address: 1916 RACE ST
 City, State: JONESBORO, AR ZIP 72401
 Telephone: 870-932-0140
 Facsimile: _____
 Signature: 

Name: TALAN BUNINGBING, INC
 Address: 2916 WOOD ST.
 City, State: JONESBORO, AR ZIP 72404
 Telephone: 203-9939
 Facsimile: _____
 Signature: Talan Buning

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 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

- (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?
C-3
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Site Planning and Design is not complete at this time. Proposed site will be developed in compliance with the current design standards of the City of Jonesboro.
- (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 property would be used to 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. This property, if rezoned to C-3, will be re-platted with adjoining property to the west to support a future building expansion.
- (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. 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?
The property has been vacant since the existing church building was destroyed by fire last year.
- (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 support the proposed development of the property.
- (12). If the rezoning is approved, when would development or redevelopment begin?
The property planned to be developed in 1 phase. 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.*
No meetings have been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
N/A



JB2014R-0201524

JB2014R-020152

ANN HUDSON
CRAIGHEAD COUNTY

RECORDED ON:

12/29/2014 10:21AM

BY [Signature] D. C.

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 14-067487-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company



Warranty Deed - Corporation (Letter).rtf

FOR RECORDER'S USE ONLY

**WARRANTY DEED
(CORPORATION)**

KNOW ALL MEN BY THESE PRESENTS:

That, Forest Home Church of the Nazarene, Inc., Grantor, a corporation organized under and by virtue of the laws of the State of Arkansas, by and through its President and Secretary, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration, in hand paid by Race Street Athletic Club, Inc., Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its President and Secretary and its seal affixed this 22 day of December, 2014.

EXHIBIT "A"

Part of the South Half of the Southwest Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Begin at the Southwest corner of aforesaid Southwest Quarter of the Northeast Quarter; thence North 89° 02' East on the 40-acre line 50 feet; thence North 0° 11-1/2' East 50 feet to the North right of way line of Race Street; thence North 89° 02' East along said right of way line 149 feet; thence South 89° 03' East along said right of way 600.34 feet; thence North 89° 02' East along said right of way line 212.4 feet to the point of beginning proper; thence North 0° 11-1/2' East 627.76 feet to the North line of said South Half of the Southwest Quarter of the Northeast Quarter; thence North 89° 05' East on the 20-acre line 282.37 feet to a point 30 feet from the East line of aforesaid 20-acre tract; thence South 0° 04' West 30 feet from and parallel to the East line of aforesaid 20-acre tract 627.49 feet to the North right of way line of Race Street; thence South 89° 02' West along said right of way line 283.74 feet to the point of beginning proper, containing 4.08 acres, more or less.



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
 Proof of Tax Paid



File Number: 14-067487-300

Grantee: RACE STREET ATHLETIC CLUB, INC.
Mailing Address: 1916 RACE ST.
 JONESBORO AR 724010000

Grantor: FOREST HOME CHURCH OF THE NAZARENE, INC.
Mailing Address: 1922 RACE STREET
 JONESBORO AR 724010000

Property Purchase Price: \$775,000.00
Tax Amount: \$2,557.50

County: CRAIGHEAD
Date Issued: 12/22/2014
Stamp ID: 1975730176

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Race Street Athletic Club, Inc.
 Grantee or Agent Name (signature): Senders Title Co. Agent for Race Street Athletic Club Date: 12/22/2014
 Address: 1916 Race St.
 City/State/Zip: Jonesboro, Ar. 72401