



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 07-16-09
Case Number: RZ 09-13

LOCATION:

Site Address: 2506 East Johnson

Side of Street: NA between _____ and _____

Quarter: SW Section: 9 Township: 14North 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: C-4 Proposed Zoning: C-3

Size of site (square feet and acres): 162,019 3.71 ACRES Street frontage (feet): 115.30

Existing Use of the Site: Single Family Home

Character and adequacy of adjoining streets: 4 lane, concrete curb & gutters, state highway 91 improved in 2003 by AHTD, asphalt paved

Does public water serve the site? Yes CWL

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? YES CWL

If not, how would sewer service be provided? NA

Use of adjoining properties:

North Apartments

South Hwy 91/49/ASU property, CWL transformer Station, Public land

East Carr Property, old home site, 11+ acres in trees and dense foliage

West Carr Property is being submitted for rezoning from R-1 to C-3 C-3, two older homes (mixed use), undergrowth

Physical characteristics of the site: wooded with pines, hardwoods and undergrowth, drains North to South toward large collector area on front of Johnson (AHTD provided drainage)

Characteristics of the neighborhood: SEE ATTACHMENT I

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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow for the redevelopment of the NEIGHBORHOOD AND COMPLIMENT FUTURE USAGE.
- (3). If rezoned, how would the property be developed and used? This property could become a part of a commercial node located across the street from ASU. Appropriate for 4 lane road.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Tobe Determined
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? YES and existing redevelopment.
- (6). How would the proposed rezoning be the public interest and benefit the community? To provide unmet need for commercial development that would compliment ASU and persons traveling to and from work.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Provide for a cohesive zoning that will compliment appropriate redevelopment of a major improved arterial
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Proposed rezoning would allow for 2506 E. Johnson to be zoned appropriately for future development
- (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. PLEASE REFER TO ATTACHMENT II
- (10). How long has the property remained vacant? Owner moved to Central Arkansas 8 years ago but maintained the property.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? please REFER TO ATTACHMENT III
- (12). If the rezoning is approved, when would development or redevelopment begin? IN LESS THAN 2 YEARS
- (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.* Letters attached. Neighbors support development of commercial.
- (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: Willis Gray and Caroline Gray
 Address: 34 Riverwood Cove
 City, State: Maumell, AR ZIP 72113
 Telephone: 591/803-9496

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

Facsimile: _____
 Signature: Willis A Gray Caroline Gray

Facsimile: _____
 Signature: [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 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.

ATTACHMENT I: CHARACTERISTICS OF THE NEIGHBORHOOD – Page 1

Past History: Single Family Neighborhood until the City of Jonesboro was forced to relocate Green Leaf Mental Health Hospital (now owned by St. Bernard’s Health Care System); Thus ending the single family neighborhood. Then, AHTD improved Johnson (Highway 91 and Highway 49) in 2003 to improve traffic flow and create a new enlarged traffic corridor.

Present History: Due to road improvements, the location of the Fire Station #1 and other improvements, our area of Johnson Avenue is redeveloping. Our neighborhood starts at Caraway Road running east to the Johnson intersection with 49 North/bypass. The redevelopment to date includes: Subway, Church of Christ Student Center, Furniture Store, St. Bernard’s Behavioral Health and the Catholic Student Center. There is one home that operates as student housing. There is only four single family homes left in our neighborhood on Johnson, which includes our home at 2506 East Johnson. We moved from Jonesboro about eight years ago to be closer to our grandchildren. We are working with our neighbors to redevelop our area into appropriate land usage for our extended neighborhood. There are new apartments located at the back of our property and east of our land is zoned for high density multifamily.

2506 Johnson is zoned C-4. We are requesting C-3.

ATTACHMENT II: REZONING AFFECT ON NEARBY PROPERTY - #9 Page 2

The potential impact of the requested zoning would:

- Increase and stabilize property value
- Traffic was addressed in the 2003 AHTD improvements.
- Primary drainage was addressed in the 2003 AHTD improvements but there would be some additional work required to meet Storm Water Requirements
- Visual appearance will be enhanced
- There will be no odor
- We do not perceive that noise level will be increased
- There will be improvements to lighting.
- No activity will be allowed that causes vibrations.
- Hours of use and operation will be those normal to development.
- The only restrictions would be those required by the City of Jonesboro

ATTACHMENT III: IMPACT OF PUBLIC SERVICES - #11 Page 2

The impact of the proposed rezoning and development on Public Services are:

- All utilities are located in front of 2506 Johnson Avenue which include trunk lines for water and sewer, major CWL electrical transformer station directly across from 2506 E. Johnson, and gas lines

- Johnson Avenue is State Highway 91 and 2506 Johnson Avenue is approximately .2 of a mile from the intersection of Johnson Avenue and Highway 49 north/bypass. In 2003 Johnson Avenue was improved by the AHTD to enhance daily traffic usage.
- When AHTD improved Johnson Avenue, significant drainage work was completed. We recognize that there will be some requirements in development for compliance with the Storm Water Drainage Ordinances.
- There are no Parks located in eastern Jonesboro.
- Open space requirement will fully comply with the City of Jonesboro Ordinances.
- Jonesboro Fire Station #1 is located approximately .3 miles from this site which would make response times more than adequate.
- Those normally provided by police and other emergency services, as provided by the City of Jonesboro and other providers..
- 2506 E. Johnson is located 2.2 miles from the new Baptist Hospital and 3 miles from the existing Baptist NEA Hospital.