



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 8/30/13  
Case Number: RZ13-17

## LOCATION:

Site Address: 4200 E. Johnson Avenue  
Side of Street: N between 4100 E. Johnson and 4206 E. Johnson  
Quarter: NE Section: 10 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: R-1 Proposed Zoning: C-3  
Size of site (square feet and acres): 134,144 SF / 3.08 AC Street frontage (feet): 327 FT  
Existing Use of the Site: Existing church  
Character and adequacy of adjoining streets: Johnson is an AHTD right-of-way.  
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 Lynnwood Heights - single family  
South Commercial and residential  
East Commercial - Car Wash  
West Vacant - C3  
Physical characteristics of the site: The site is currently developed as a church.

Characteristics of the neighborhood: The immediate east, west & south of the site are existing commercial & industrial classifications & uses. There are a few existing single-family homes to the North.

*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 17<sup>th</sup> 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:*

*See Attached.*

- (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:

Commercial Real Estate Broker

Name: Michael Book / Prospect Baptist  
 Address: 4200 E. Johnson Avenue  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: \_\_\_\_\_  
 Facsimile: N/A  
 Signature: Michael E Book

Name: Haag Brown-Commercial  
 Address: 2915 Browns Lane  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-336-8000  
 Facsimile: 888-561-4917  
 Signature: Joshua Brown

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

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## REZONING INFORMATION:

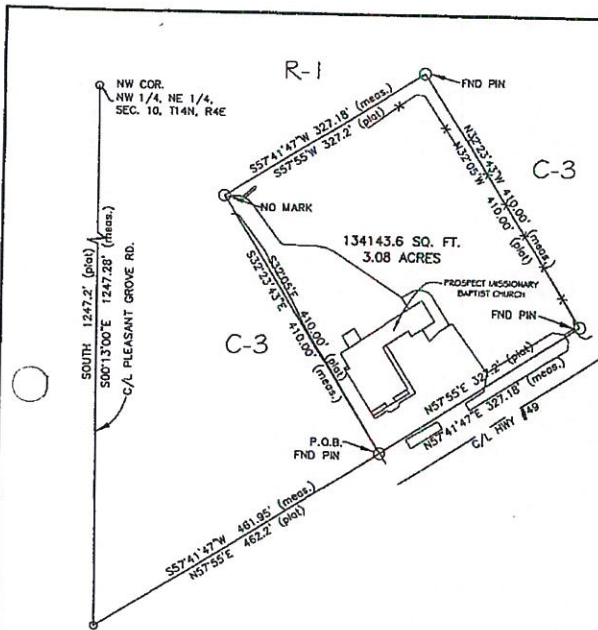
- (1) If the property was in the City limits at the time of acquisition, it was zoned R-1.
- (2) The property is currently under contract with a local business. This contract is contingent upon rezoning of the subject property.
- (3) There are plans for a small scale retail development on the site.
- (4) Very low ratio in regards to amount of square foot per acre. The amount is much less than city requirements.
- (5) This proposed classification is consistent with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. this are is designated as thoroughfare commercial.
- (6) The proposed rezoning would increase the value of the surrounding properties and further commercial development on Highway 49 North.
- (7) There is commercial development adjacent to both sides of the property and across street.
- (8) Yes. The residential zoning does not allow for expansion and no longer fits this location.
- (9) The proposed zoning classification:
  - a) will increase the value of surrounding properties.
  - b) will increase daily traffic to area but also eliminate the rush in traffic on Sundays and Wednesdays.
  - c) will allow drainage to be improved.
  - d) will cosmetically add value to area.
  - e) will not increase odors.
  - f) will not increase noise.
  - g) will not increase light.
  - h) will not increase vibration.
  - i) will decrease the rush in traffic on Sundays and Wednesdays.
  - j) will change the current use to commercial.
- (10) The property is not vacant. It contains a church building and a parking lot.
- (11) The proposed zoning and resulting development:
  - a) will improve utility service on the site.
  - b) will potentially create a public/private access thru property to Pleasant Grove Road
  - c) will improve drainage on the site.
  - d) will not affect parks.

- e) will add open space on the site.
- f) will have no impact on fire.
- g) will have no impact on police.
- h) will have no impact on emergency medical services.

(12) Development would begin within 3 to 6 months.

(13) N/A

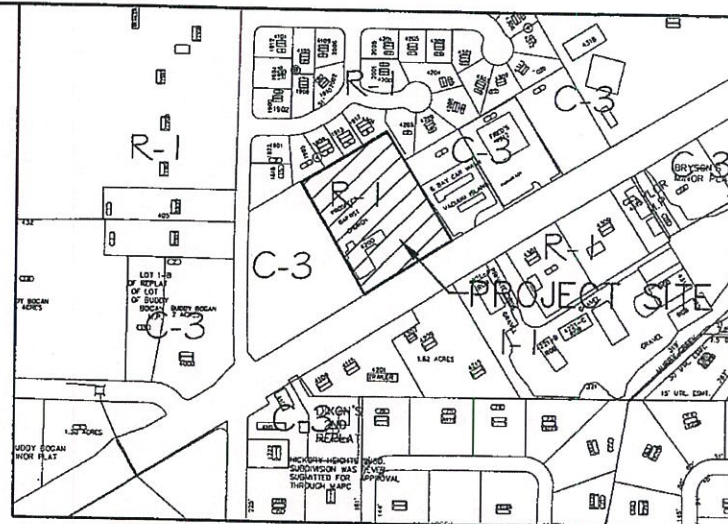
(14) This is requested zoning classification is intended to be C-3. No other restrictions are proposed for this parcel.



SCALE: 1"=200 FT.

NOTES:

- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 500,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 5) OWNER: PROSPECT MISSIONARY BAPTIST CHURCH
- 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0044 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.



EXISTING R-1 ZONING  
REQUESTED C-3 ZONING

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established; improvements are as shown on the Plat of Survey, encroachments, if any, as disclosed by Survey, are shown hereon.

OWNER'S CERTIFICATION:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

*Richard C. Bell*

LEGAL DESCRIPTION: (AS FURNISHED)

A part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:  
Begin at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East; thence South 1247.2 feet along the Section line to the North right-of-way line of State Highway #49; thence North 57°55' East 462.2 feet along said right-of-way line to the point of beginning proper; thence continue North 57°55' East 327.2 feet along said right-of-way line; thence North 32°05' West 410.0 feet; thence South 57°55' West 327.2 feet; thence South 32°05' East 410.0 feet to the point of beginning proper, containing 3.08 acres.

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net					
REZONING PLAT PT. LOT 1, RUBENS NE SUBD. & PT. NW 1/4, NE 1/4, 10-14N-4E FOR PROSPECT MISSIONARY BAPTIST CHURCH JONESBORO, ARKANSAS					
Date	Scale	Job No.	Sheet		
10/16/09	1"=200'	109128	No.		
Section	Township	Range	County		
10	14N	04E	CRAIGHEAD	1 of 1	
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
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