

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

Case Number:

3/17/20  
R220-3

**LOCATION:**

**Site Address:** 1020 East Washington Avenue

**Side of Street:** West side of McDaniel Street  
North side of Washington Avenue

**Quarter:** Part of the Southwest Quarter of the Southwest Quarter of Section 17,  
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:** Commercial C-3

**Proposed Zoning:** RM-16, Limited Use Overlay (RM-16, LUO)

**Size of site** (square feet and acres): 15,006 SF; 0.34 Acres

**Street Frontage** (feet): 90 feet (90') along Washington Avenue  
140 feet (140') along McDaniel Street

**Existing Use of the Site:** Currently vacant

**Character and adequacy of adjoining streets:** Washington Avenue is a two lane street which carries the current traffic load very well. McDaniel Drive is a residential street that serves the surrounding residential area with no noticeable difficulties. The proposed development should not create the need for any additional lanes on either street.

**Does public water serve the site?** There is an existing 6" water main in two locations, the south side of Washington Avenue and the west side of McDaniel Street..

**If not, how would water service be provided?** N/A

**Does public sanitary sewer serve the site?** There is an existing sanitary sewer line that crosses the site diagonally, and is near the northwest corner of the site.

**If not, how would sewer service be provided?** N/A

**Use of adjoining properties:** **North:** Residential (R-2)  
**South:** Residential (R-2)  
**East:** Residential (R-2)  
**West:** Residential (R-2)

**Physical Characteristics of the site:**

The site has been vacant for quite some time. Storm water management and detention will be required and will be incorporated into the site design if the client elects to place more than two units on the property.

**Characteristics of the neighborhood:**

To the north and west is vacant land that has been listed for sale for quite some time now. Parts of the neighborhood are under development with duplexes. A large portion of the surrounding area contains existing residences.

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**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
The property was zoned C-3 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The desired product is not a permitted use in Commercial C-3 Zoning Classification. Therefore a request is being made to change the classification.
- (3) **If rezoned, how would the property be developed and used?**  
The applicant desires to develop this site as a residential use. The final selection of building(s) has yet to be made.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
This site is completely surrounded on all sides by the R-2 Zoning Classification. Because R-2 is no longer an available classification, the developer is requesting RM-16, LUO, because the density is virtually the same as the surrounding R-2 on the existing sites.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**  
Yes, this application is consistent with the *Jonesboro Land Use Plan*. That document indicates this area is located in a "Redevelopment and Urban Village District". Per the *Jonesboro Land Use Plan* properties in this sector are in the middle of the area for redevelopment. Typical land uses in this sector include Multi-family, Attached single family residential, Retail, Medical and Professional Offices, Banks, Commercial, Office and Service Uses.

**(6) How would the proposed rezoning be the public interest and benefit the community?**

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the residential R-2 classification, and the requested RM-16, LUO is a similar density.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the residential R-2 classification, and the requested RM-16, LUO is a similar density.

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

Residential uses are not permitted in a C-3 Zoning Classification. Therefore the applicant is requesting a classification of RM-16, LUO so the property will be compatible with all the surrounding properties. This proposed development follows and supports the City of Jonesboro *Land Use Plan*.

**(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.**

This proposed zoning classification should have no detrimental impact on any of the following attributes of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

**(10) How long has the property remained vacant?**

This property has been vacant since at least 2010.

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

A change in the zoning classification from C-3, to RM-16, LUO should have no detrimental impact on any of the following attributes.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

The commencement of construction of Phase I is anticipated during the summer of 2020 if this rezoning request is approved.

**(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

The sellers of the land continue to own other parcels in the immediate area. They are obviously in support of this request. As of the date of this application, the remaining owners have only had the certified mail notifications prepared and sent.

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

This request is for a Limited Use Overlay. The proposed limitations are:

- A) Maximum of four (4) residential units.
- B) Compliance with the current Master Street Plan.
- C) Compliance with the City's storm water management specifications.
- D) Building setbacks are to be in as follows:
  - Front 25' setback
  - Rear 20' setback
  - Side 7.5' setback

**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 an 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.

The owner of the property is:

**Applicant:**

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

  
\_\_\_\_\_  
Jahbari McLennan  
George Hamman, Civil Engineering Consultant

The applicant is the proposed buyer of the property for which this request is being made.

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

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