

### CITY OF JONESBORO REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, // # ,2025AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

rezoning requested by:	IM WILKINS	
DATE: Oct. 3014, 2025		
SUBJECT PROPERTY ADDRESS: 215	N. MAIN STREET SE	NEShope, AR 72401
DESCRIPTION OF REZONING REQUESTED	): <u>C 2</u>	
- Allendaria de la companya della companya della companya de la companya della co		
In affixing my signature below, I am acknowled further understand that my signature only inc Rezoning and does not imply an approval by Commission.	licates my receipt of notificat	tion of the request for a
	A A	
220 N Main St	X 1/1/1.	11-3-25
Printed Name of Property Adjacent Owner	(Signature)	Date
Inghoro Ar 7240	870-932-14	149
Address	Phone	

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



## **Application** for a **Zoning Ordinance Map Amendment**

METROPOLITAN AREA

PLANNING COMMISSION  Jonesboro, Arkansas	Meeting Date: Date Received:  Meeting Deadline: Case Number:		
LOCATION: Site Address: 21.	3 N. MAIN Street, Jonesboro AR 72401		
Side of Street: West between Per 3 vrvey Quarter: Section:	Township: 14 N 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:	I Proposed Zoning: C 2		
Size of site (square feet and acres)	: 6383,8' = 15AC. Street frontage (feet): 54,1'		
Existing Use of the Site:	ACANT FOR OVER 5 YEARS		
Character and adequacy of adjoining streets: N. Main 5t. or Highway 141 Accessible			
Does public water serve the site?			
If not, how would water service be	e provided? N/A		
Does public sanitary sewer serve the	he site? Yes		
If not, how would sewer service be provided?  M/A			
Use of adjoining properties:	North Storage Vivits		
	South Exxon Service Station		
	East Rentals Phillips Investments & Construction, IM		
	West City Water & Light YARd		
Physical characteristics of the site:	Red brick brilding, le to 8 packing, chain link Ferren		
	entrance from N. MAIN STREET		
Characteristics of the neighborhood:	HOUSING, SOME OWNERS, MORE RENTAL &		
	retail,		

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 on the public meeting schedule. 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?
- What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- If rezoned, how would the property be developed and used?
- What would be the density or intensity of development (e.g. number of residential units; square footage of commercial. institutional, or industrial buildings)?
- Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- How would the proposed rezoning be the public interest and benefit the community?
- How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- 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?
- What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- If the rezoning is approved, when would development or redevelopment begin?
- 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.
- 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:

Name:

City, State:

Address:

Telephone:

City, State: Telephone:

Facsimile:

Facsimile: Signature:

Address:

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 on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda. Page 2 of 2

# 213 N Main Street Lot B Rezone

## Exhibit A:

- 1. Industrial
- 2. Short Term Rental C2, Industrial can't be Short Term Rental
- 3. Updated, paint, flooring, cleaned up & some remodel, add showers to both existing bathrooms, not to exceed 50% of value. Used for possible workers coming to the area for short term rental stay, allowed under C2 short term rental.
- 4. Only updates, paint, flooring, showers in both bathrooms, property has six rooms to be converted into six bedrooms, property already has six parking spaces
- 5. Under Jonesboro, AR Code of Ordinances. Commercial and Industrial Districts, C2 would allow short-term residential rentals.
- 6. By cleaning up and remodeling the building would create a pleasant and inviting appearance for the area
- 7. C2 zoning would allow short-term residential rental as many areas of N. Main are residential rental properties and even possible duplexes in the area
- 8. Last time was a day care, building has not been occupied for five plus years
- 9. Only affect by benefiting all surrounding areas, traffic should not be a significant change. Should help raise property values, by cleaning and improving the appearance of the area. Should have no effect on utilities, streets or drainage. Appearance will improve 10. Five plus years
- 11. Should not have any negative effects on any utilities, streets, drainage, parks, open spaces, fire, police and emergency medical services. All positive effects should be from having a vacant building occupied and remodeled.
- 12. Soon as closing of the property and rezone in place 13.
- 14. N/A





