



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 8.13.19

Date Received: 9/17/19

Meeting Deadline: 7.17.19

Case Number: 2219-12

## LOCATION:

Site Address: 516 West Jefferson Ave

Side of Street: N between MADISON AVE and FLINT ST

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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: C2 Proposed Zoning: ~~RUE~~ RI-U

Size of site (square feet and acres): 27,060 (0.62<sup>1</sup>/<sub>2</sub> acs) Street frontage (feet): 158.2

Existing Use of the Site: Parking lot

Character and adequacy of adjoining streets: Residential; mixed

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North Residential & Commercial

South Residential

East Residential

West Residential & Commercial

Physical characteristics of the site: Asphalt parking lot

Characteristics of the neighborhood: Downtown mixed; Residential (SF & MF) & Commercial/office

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?
- (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.

Name: Gary Harpde / Partner in Ownership  
 Address: 301 West Washington Ave  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-972-9191  
 Facsimile: ~~870-972-9191~~  
 Signature: [Handwritten Signature]

**Applicant:**

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

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 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 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 Questions Master

1. How was the property zoned when the current owner purchased it? **C2**
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary? **To further develop this block of West Jefferson Avenue back to residential.**
3. If rezoned, how would the property be developed and used? **Residential single family. Requesting to stipulate by overlay or other means that no duplex or multi-family development will be allowed.**
4. What would be the density or intensity of developed (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **3 single family residential lots**
5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the character of the surrounding area? **Yes**
6. How would the proposed rezoning be in the public interest and benefit the community? **Helps to redevelop the easternmost part of the West End district back to residential.**
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Fits perfectly with the redevelopment of this area.**
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Currently an empty parking lot zoned C2...single family residential is not allowed in the current 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. **It will have a positive impact.**
10. How long has the property remained vacant? **Decades. Formerly served as overflow parking for 515 West Washington when that facility was City Hall.**
11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **None**
12. If the rezoning is approved, when would development or redevelopment begin? **Immediately**

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 hearing the application.* **We have met with ownership to the east, west and some to the north. All are in favor of redevelopment into single-family residential lots. This also fits into a broader redevelopment goal that we have established with the West End Neighborhood Association and will help initiate those objectives.**
14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **NA**