



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 11/16/17

Case Number: 32-17-32

## LOCATION:

Site Address: 527 W. Washington

Side of Street: South between Flint and S. Madison

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: C-2

Proposed Zoning: C-1

Size of site (square feet and acres): 0.338 acres

Street frontage (feet): 110'

Existing Use of the Site: Office Space

Character and adequacy of adjoining streets: Residential/Commercial Street

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 C-2

South C-2

East C-2

West R-2

Physical characteristics of the site: C-2 lot w/ existing office structure

Characteristics of the neighborhood: a mixture of office and residential

*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:

- (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: JNC Investments, Inc  
 Address: P.O. Box 1912  
 City, State: Jonesboro ZIP 72403  
 Telephone: 870-935-5400  
 Facsimile: 870-935-7154  
 Signature: [Handwritten Signature]

**Applicant:**

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

Owner of stock in company  
 Name: PAUL N FORD  
 Address: 105 Rose St  
 City, State: Jonesboro ZIP 72401  
 Telephone: 870-919-3611  
 Facsimile: \_\_\_\_\_  
 Signature: [Handwritten Signature]

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

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### Rezoning Application Information

1. C-2
2. I want to use this building as both an office and a residence. The upstairs offices will be converted to bedrooms. An addition is proposed in the rear of the property to include a 3 car garage, with additional residential space above the garage. The garage addition will attach to the upstairs of the current structure for a one level residence.
3. As a law office on the first level, and the residence of the owner on the second level.
4. One law office; one residence. The current structure has a total of 2825 square feet of space, divided into two floors. The downstairs will be used as a law office and the upstairs will consist of two bedrooms, which is where the addition of 1400 square feet of heated and cooled area will occur. There will also be an addition of a 3 car garage that is 1064 square feet, plus 380 square feet under roof as a screened porch.
5. Yes.
6. The property is currently vacant and in disrepair. The area is experiencing a growth of both residential and office space. This will serve both purposes.
7. There would be little if any noticeable change from the street. There will be no modifications of the outward structure visible from the street. No new driveways will be added.
8. Yes. Cannot live above a commercial property unless property is C-1.
9. It should only improve the surrounding property. The property will be upgraded, and the addition of residential space will improve the current effort to bring residential development on Jefferson Street to the south of the property.
10. Unknown. I believe in excess of one year.
11. It should have no effect.
12. Immediately.
13. I have discussed the proposed rezoning with all adjacent owners. The list includes David Cahoon; Jeff Scriber; Tommy Fowler; Cathy Frans; Daniel Gilchrest; and Focus. There has been no voice opposition, and most were excited to see the planned development. The property to the immediate west of the property is vacant and bank owned after a foreclosure.
14. N/A