

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 02-17-11
Case Number: RZ 11-06

LOCATION:

Site Address: 118 Melrose Street

Side of Street: East side of Melrose, between Eldridge Street and Johnson Ave.

Quarter: Northeast **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: R-2 **Proposed Zoning:** CR - 1 - LU - (Limited Use)

Size of site (square feet and acres): 21,996 S.F.; 0.50 acres

Street Frontage (feet): 100.02' along Melrose Street

Existing Use of the Site: Single family home and an auxiliary building.

Character and adequacy of adjoining streets: This is proposed to be a CR-1-LU classification. The intended use of the building is for use of the kitchen for the purpose of preparation of goods and products to be sold at another location. There is no plan to have any retail activity, nor walk-in traffic. Therefore, the streets should be adequate to accommodate this request, since no additional activity is anticipated.

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: Residential R-2 (Apartments)

South: Residential R-2 (Grace Baptist Student Center)

East: Residential R-2 (Grace Baptist Student Center and apartments)

West: Commercial C-4 (Magic Touch Laundromat)

NAOMI (ANNIE) GREEN
REZONING APPLICATION
PAGE 2 OF 5

Physical Characteristics of the site:

This area is traditional older style residential development.

Characteristics of the neighborhood:

The area is fairly densely developed, as indicated above, including some commercial enterprise, some church uses, some apartments, and some single family dwellings. The appearance leads the reader to the conclusion the rental rates are not set very high.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th 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 the application answering each of the following questions in det*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-2 when acquired by inheritance.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owner received this property by inheritance, and does not intend to rent the main dwelling on the property. The owner has a vision of converting the existing kitchen into a location to be used for preparation of other goods and products for sale at a different location. This would seem to be a well suited use for this property.
- (3) **If rezoned, how would the property be developed and used?**
The owner has a vision of converting the existing kitchen into a location to be used for preparation of other goods and products for sale at a different location. This would seem to be a well suited use for this property.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
There is no additional development planned beyond the requirements for the installation of the kitchen, as referenced above. There is no plan in place for an increase in density or impervious surface at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The proposed rezoning request is consistent with the Jonesboro Comprehensive Plan (the "Plan") in that the Plan recognizes the need for flexibility and establishes norms for certain types of uses. In this instance, the Plan calls for High Density Residential. In consideration of the commercial on the opposite side of the street, and in consideration of the fact that the intent is to have no retail activity, nor walk in traffic, it follows this proposal is consistent with the Plan.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would allow a well-defined use in a high density area, which would not contribute to further residential congestion in the area.

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

The character of the site will not be altered, aside from the interior modifications. The proposed use of the property is well defined, and precludes any increase in population density in the area.

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

The specific uses outlined herein are not uses that are specifically enumerated within the City of Jonesboro Zoning Regulations. Since this property was inherited, it seems to be a location well suited to the intended use.

(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.

Based upon

- A) The self-imposed restrictions of this proposed development,
 - B) The nature and character of the surrounding homes and developments, and
 - C) The current standards and specifications for development in the City of Jonesboro,
- this request should have no detrimental impact on: property values, traffic, drainage, visual appearance, odor, noise, light, vibration, nor hours. There are no known restrictions upon the property.

(10) How long has the property remained vacant?

There is currently one tenant in the smaller building to the east. There is no intent for the larger building to serve as a residence. No exterior building alterations are planned or anticipated beyond cosmetics.

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

Based upon

- A) The self-imposed restrictions of this proposed development,
 - B) The nature and character of the surrounding homes and developments, and
 - C) The current standards and specifications for development in the City of Jonesboro,
- this request should have no detrimental impact on: utilities, streets, drainage, parks, open space, the Fire Department, the Police Department, nor any of the agencies that provide emergency medical services.

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

It is expected that the interior modifications will begin very soon after the approval of the zoning classification.

(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 vast majority of the neighbors are tenants of rental property, and have not been contacted.

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

This requested zoning classification is intended to be a CR – 1 – LU, with the limited use being defined as a remote kitchen for the preparation of goods and products to be sold at a different location.

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.

The owner of the property is:

Ms. Naomi (Annie) Green
1812 Ellen Drive
Jonesboro, AR 72404
(870) 273-3305


