

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

=====

LOCATION:

Site Address: 1206 South Main Street

Side of Street: East Side of Main Street
South side of Elm Street
West Side of Church Street

Quarter: Northwest **Section:** 19, **Township:** 15 North, **Range:** 4East

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:** C-4 LUO

Size of site (square feet and acres): 50,759 S.F. – 1.17 Acres (+/-)

Street Frontage (feet): 225' Main St.; 220' Elm St; 225' Church St.

Existing Use of the Site: Single Family Residence

Character and adequacy of adjoining streets: Main Street, Elm Street, and Church Street are all existing city streets, most-likely improved to the fullest extent that could be expected, based upon the surrounding development, and lack of available area for further improvements.

Does public water serve the site? Yes.

If not, how would water service be provided? Most likely, a new service line would be installed to adequately accommodate and appropriately serve the intended use.

Does public sanitary sewer serve the site? Yes.

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

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Use of adjoining properties:	North:	Existing Single Family Residence
	South:	Existing Duplex
	East:	Earl Bell Center
	West:	Residential

Physical Characteristics of the site:

The site is relatively flat with little topographic relief. The site contains an existing older home, which the proposed buyer wishes to convert into an establishment for fine dining. There are a number of mature trees on the site which are intended to remain in place. The existing site is surrounded by a concrete block wall of varying height, on three sides. The existing wall provides not only a visual barrier, but a substantial sound barrier as well.

Characteristics of the neighborhood:

This is primarily an older residential area of Jonesboro, with the exceptions being the Earl Bell Center to the east, and a few duplexes to the south. The general area is a mix of residential and commercial uses within two blocks of the site.

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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 is currently zoned R-2. The sale of the property is pending the approval of this rezoning request.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

This area could be redeveloped as multi-family housing. However, the proposed buyer has unique ideas to convert the existing home into a fine dining establishment, with minor revisions to the existing structure, both interior and exterior. The client will instruct the professionals to create architectural and civil plans to achieve a functional and aesthetic facility for the intended use, making as few modifications as possible, but within the governing codes and guidelines. Those will then be submitted to the appropriate departments for review and approval, in the event this request is granted.

(3) If rezoned, how would the property be developed and used?

The proposed buyer has unique ideas to convert the existing home into a fine dining establishment, with minor revisions to the existing structure, both interior and exterior.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The density would remain the same. The intent is to retain the existing building, with the aforementioned renovations to accomplish the intended use.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be near the transition between Downtown Service Center areas, and Medium Density Residential areas. Therefore, a development of this nature seems to be an appropriate request. Moreover, the requested zoning classification of C-4, LUO, appears to be 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?

The proposed development involves preservation of one of the older homes in the area. There would be significant work involved, thereby assisting the economic development of Jonesboro as well as being newly renovated and very inviting.

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

The character of the area is a mix of various residential uses and some commercial uses, primarily of a quiet nature. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

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

Though the property could be developed in accordance with the existing zoning, the proposed layout of the site for redevelopment would render a higher density development, though compliant with the current regulations of an R-2 classification. The proposed request would allow the existing structure to remain, as well as most of the existing mature trees.

(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.

The proposed concept of an establishment of fine dining should have no detrimental impact on any of the following aspects 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:

The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property is occupied, as described above, under the heading "Physical Characteristics of the site".

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

An attractive renovated residence should have no detrimental impact on any of the following aspects.

- 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 renovation would most-likely begin as soon as the plans could be prepared, reviewed, and 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 potential buyer of the property has scheduled a meeting of the surrounding owners for Thursday, August 25, 2011. Written invitations are being issued by USPS Certified Mail to the surrounding owners to visit the site for a summary of the proposed renovation and proposed use. At that time, the surrounding owners will also be advised of the time and location that this matter is to be heard by the Metropolitan Area Planning Commission, so they may attend that meeting as well, if they so desire.

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

This requested rezoning is intended to be a Limited Use Overlay (LUO). The intended uses to be included for consideration are:

Single Family

Bank or Financial Institution

Bed and Breakfast

College or University

Government Service

Library

Medical Service/Office

Museum

Office, General

Parks and Recreation

Restaurant, General or

Schools.

The remaining uses listed under those permitted in a C-4 Classification are intended to be excluded from consideration for this request.

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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:

The owner of the property is:

Mr. John Drum
PO Box 1177
Jonesboro, AR 72403

CIVIOLOGIC (George Hamman) has been granted permission by the owner to sign this application. Please see attached confirmation e-mail sent to the owner.

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

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