



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

9/18/17

Case Number:

R217-29

LOCATION:

Site Address: 1106 E. Johnson

Side of Street: N between Howard St. and N. Patrick St.

Quarter: _____ Section: 17 Township: 14 Range: 04

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-1 Proposed Zoning: RM-16

Size of site (square feet and acres): 0.58 acres Street frontage (feet): 90

Existing Use of the Site: Vacant Commercial Realty

Character and adequacy of adjoining streets: 5 lane and very adequate

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 Vacant lot

South Vacant lot

East Auto Repair business

West Retail

Physical characteristics of the site: 6,000 foot former pawn store with parking lot to be raised.

Characteristics of the neighborhood: A blend of commercial and multi-family structures.

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 18 days prior to the next MAPC meeting. 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: Kevin Alpe for K+A Investments
 Address: 2412 Sea Island
 City, State: Jonesboro AR ZIP 72403
 Telephone: 870-974-
 Facsimile: _____
 Signature: [Signature]

Applicant:

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

Attorney
 Name: T. Benton Smith
 Address: 519 W. Washington Ave.
 City, State: Jonesboro AR ZIP 72401
 Telephone: 870-932-4488
 Facsimile: 870-932-1633
 Signature: [Signature]

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

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ATTACHMENT TO APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT

1. How was the property zoned when the current owner purchased it?

It was zoned I-1.

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The property has been used for many years as a pawn store business which has been closed by the current owner who desires to construct single-level, multi-family apartment/duplex. The owner would construct a six-plex or an eight-plex if re-zoned from industrial 1 and that is the reason why it is necessary.

3. If re-zoned how would the property be developed and used?

The existing structure will be completely raised according to code and the multi-family apartment/six-plex will be constructed.

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

There would be 6-8 units on the property.

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

Yes.

6. How would the proposed rezoning be the public interest and benefit the community?

The proposed rezoning will replace an older pawn store with a new apartment or six-plex which owner proposes to construct a fence to make it more aesthetically pleasing than the current status. It will benefit the community by providing a convenient and pleasant place for local residents to reside near commerce and Arkansas State University.

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

The surrounding area is a mixture of commercial and multi-family residential areas and the proposed rezoning would allow the residents of the proposed apartment/six-plex convenient access to commercial, work and schools.

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

Since it's I-1 it is not set up for multi-family residential use and the rezoning is required according to the City of Jonesboro.

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 rezoning would increase area property value as it will replace an old commercial building with a new and aesthetically pleasing multi-family unit structure. The current location has been used as a pawn store for many years which had high traffic coming in and out of it and the applicant believes that the traffic would probably decrease from being a commercial business as opposed to residential. It will not affect any drainage, older and the like. The appearance of the property will be pleasing and a privacy fence, should the rezoning be approved, would be constructed. Since it will be a residential property the hours of use will increase as the current status of the property is vacant during night, non-work hours.

10. How long as the property remained vacant?

It has been vacant for atleast two years when the current owner ceased the operation of Wolf Den Pawn.

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

Utility usage would increase given there would be a multi-family unit. There would be less traffic on the streets with this unit it is anticipated and

there would be no adverse affect on the drainage to the property. It would increase use and area parks as there would be 12-16 individuals that would reside in the proposed property if the rezoning is approved and the property is fully rented. This would increase the need for the necessity of fire, police and emergency medical services if needed. However, the area is supported by adequate services nearby.

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

The owner plans to immediately begin the transformation of the property once approval.

13. How do neighbors feel about the proposed rezoning?

Neighbors have no objection.

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

This does not apply.