



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 6.15.17
Case Number: RZ17-17

LOCATION:

Site Address: 512 West Jefferson

Side of Street: N between B Flint and Madison

Quarter: _____ Section: _____ Township: _____ Range: _____

*See legal plat

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: RT RS-4

Size of site (square feet and acres): 15,746 sq ft / .36 acres Street frontage (feet): 91.67'

Existing Use of the Site: Vacant Lot

Character and adequacy of adjoining streets: Residential & Office / Sufficient & Adequate

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 Office

South Residential

East Office

West Parking lot

Physical characteristics of the site: Grass lot / Sidewalk along street / Former Residence turned office located there prior to structure burning

Characteristics of the neighborhood: Residential & 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 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 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.

*515 West Washington Holdings LLC
Halsey Partners, LLC*

Name: *Sunset Jonesboro, LLC*

Address: *4200 S Caraway Rd*

City, State: *Jonesboro, AR* ZIP *72404*

Telephone: *870-972-9191*

Facsimile: *870-972-9220*

Signature: 

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

Applicant:

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

Purchasing ~~Property~~ Purchasing from Partnerships

Name: *Gray & Lisa Harpole*

Address: *2111 Autumn Dr*

City, State: *Jonesboro AR* ZIP *72404*

Telephone: *870-919-5618*

Facsimile: _____

Signature: 

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Gary & Lisa Harpole

512 West Jefferson

Rezoning Application

1. C-2
2. To build a new single family home. Single family detached homes are not allowed in C-2
3. As a single family home site
4. 1 single family residential unit
5. Yes
6. Street is a mixture of single family and office use; we are going to build a new single family structure, but in a 1920's Craftsman style architecture. It will help restore and enhance the residential component of the street.
7. There is single family to the south and west of the property.
8. It was zoned C2 when the previous house was used as a law office and when the city owned the building behind it. The primary character of the street in the 500 block of West Jefferson is already residential, and this rezoning would help to enhance that residential character.
9. It will have no adverse impact on property values, traffic, drainage, odor, noise light or vibration. New single family construction on this vacant lot should enhance the character of the street and neighborhood.
10. The property has been vacant since the previous structure burned in 2011.
11. The proposed single family home would have no adverse impact on utilities, streets, drainage, parks, fire, police or emergency medical services.
12. Immediately
13. I have not had an organized meeting where all of the neighbors interested in coming have had that opportunity. Once the rezoning application is filed on the property, we intend to notify every property owner of a date/time where they can attend such a meeting; along with any Planning Staff who would like to be present. Minutes from that meeting will be taken and provided as a supplement prior to our appearing before the Planning Commission.

In advance of that formal meeting, we have already had discussions with several property owners within the 400 and 500 blocks of West Jefferson, as well as some property owners along the 400 and 500 blocks of West Washington.

One of our partnership owns the property immediately adjoining this site to the West, as well as the building at 411 West Washington. We also own the vacant lot in the 400 block of West Jefferson directly across from the Early Voting Annex. Obviously, we are all supportive.

Additionally, I have spoken with County Clerk Kade Holliday, who manages the Annex for Craighead County, and he was supportive. I have spoken individually with Mr. Vince Percy, who owns the residential turned commercial property next to us at 530 West Jefferson and he was supportive. We have spoken to Mr. and Mrs. Walsh, who own the home and reside at 521 West Jefferson, and they were supportive. I have spoken to Ted Herget, who is an owner in the residential rental property directly across the street from this parcel, and he was supportive. I have spoken with Bob Gibson, who owns the office building just to the east of this property, and he was supportive. I have also spoken with Chad Neil, who owns the office building at 314 West Washington that is directly behind this property and shares the alleyway, and he was supportive.

14. Not Applicable