



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received:

Case Number:

5/17/18  
RZ 18-14

## LOCATION:

Site Address:

207 E Cherry Ave.

Side of Street:

between

Church St.

and

COBB St

Quarter:

Section:

19

Township:

14

Range:

04

22  
Acres

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  
Residential

Proposed Zoning:

Commercial

C-2 Downtown  
fringe Commercial  
District

Size of site (square feet and acres):

2712 sq ft.

Street frontage (feet):

Existing Use of the Site:

Character and adequacy of adjoining streets:

Parking lots, Commercial, multifamily

Does public water serve the site?

yes

CWL

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

Parking lot, medical Plaza

South

multi-family, Earl Bell

East

multi-family, Commercial

West

Residential

Physical characteristics of the site:

Characteristics of the neighborhood:

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: Beverly White  
Address: 907 Arrowhead Dr  
City, State: Jonesboro NC ZIP 72401  
Telephone: 870-761-7013  
Facsimile: None  
Signature: Beverly White

**Applicant:**

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

Potential Buyer  
Name: SHANNON MOORE  
Address: 302 EAST STRAID ST  
City, State: JONESBORO ZIP 72401  
Telephone: 870-351-9598  
Facsimile: \_\_\_\_\_  
Signature: SLA

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

*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.*



Attachment 1: needed for 207 E Cherry Ave, Jonesboro, AR 72401

1. How was the property zoned when the current owner purchased it?
  - a. Residential
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?
  - a. Commercial use. We'd like to place a business within this organization, and in order to do so we need to have it rezoned to commercial.
3. If Rezoned, how would the property be developed and used?
  - a. Historic home would be redeveloped and highlighted as a commercial business.
  - b. A technology company will utilize this property as their headquarters.
4. What would be the density or intensity of development?
  - a. 2712 Sq. Ft will be redeveloped into Commercial Use.
5. Is the proposed rezoning consistent with the Jonesboro comprehensive Plan and the Future Land Use Plan?
  - a. Yes
6. How would the proposed rezoning be the public interest and benefit the community?
  - a. The surrounding area is quickly becoming a commercial area, and by rezoning this structure to commercial use, it will allow the beauty of this home to remain and blend into the community around it without much change.
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
  - a. The exterior will remain the same and blend in seamlessly with the surrounding commercial/residential area.
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?
  - a. K13 is a commercial business and can not reside in a residential building.
9. How would the proposed rezoning affect nearby property including impact on property value, traffic draining, visual, appearance, order, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
  - a. K13 is open from 7 am – 5 pm full time, most customers are seen on their property, not seen in house, so only the 4-5 employees of K13 would be within the building during the day. The property would be under security cameras the rest of the time providing a level of security to the surrounding environment.
10. How long has the property remained vacant?
  - a. Property has been on the market for 12 days.
11. What impact would the proposed rezoning and resulting development have on utilities streets, drainage parks, open space, police, and emergency medical services.
  - a. Should have no consequential change to the current utilization.
12. If the rezoning is approved, when would development or redevelopment Begin?
  - a. Proposed June 22, 2018 closing date.
13. How do neighbors feel about the proposed rezoning?
  - a. No immediate negative impressions.
14. If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
  - a. NA