



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

1702 Aggie

Date Received:

7/17/19

Case Number:

RZ19-11

LOCATION:

Site Address:

SEE ATTACHED EXHIBIT A

Side of Street:

N

between

and

Quarter:

Section:

Township:

Range:

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:

RZ

Proposed Zoning:

PD-M

Size of site (square feet and acres):

165,092 / 3.79 +/-

Street frontage (feet):

815 ft

Existing Use of the Site:

SF & MF Residential

Character and adequacy of adjoining streets:

Served by Aggie, Melrose, State & Univ Loop West. Very 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

MF & SF

South

MF student housing & Public Event Space (Armory)

East

Commercial (Edge) & Public Education (ASU)

West

MF / SF / Commercial

Physical characteristics of the site:

Significant green space w/ SF & MF structures

Characteristics of the neighborhood:

Mixed uses / MF, SF & Commercial

ASU students - housing, education, office, uses

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.

Name: _____

Address: _____

City, State: _____

Telephone: _____

Facsimile: _____

Signature: _____

Applicant:

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

Name: _____

Address: _____

City, State: _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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Rezoning Questions Master

1. How was the property zoned when the current owner purchased it? **R2**
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary? **The purpose to is create a mix of uses to better utilize the location as an anchor to help revitalize the area and to re-develop based on the initiatives identified in the Downton-University Corridor Redevelopment Cluster as identified in Section F-5a found on page 27 of the Land Use Plan. It will also super-serve the ASU campus, giving pedestrian access to food, entertainment, recreational and retail opportunities.**

Current zoning will not allow the uses targeted to achieve this redevelopment as identified in the Land Use Plan. In order to fulfill the continuity of the corridor to downtown, and because by nature this development will be designed to favor pedestrian access, we are asking for setback and parking requirements to mirror that of C1 Downtown.

3. If rezoned, how would the property be developed and used? **A mixture of residential, commercial and open space.**
4. What would be the density or intensity of developed (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **The PD-M will be developed in phases. Currently, Phase I consists of demolishing the vacant structure at 1918 Aggie and creating an indoor/outdoor food court with an enclosed/partially enclosed shipping container-style restaurant development with common area seating and outdoor seating/amenities. Existing structures in the 1800 block of Aggie would initially be re-purposed into a mix of residential and commercial uses, and the open space behind them converted to recreational uses with outdoor amenities. Any future new construction in this block has yet TBD.**
5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the character of the surrounding area? **Yes**
6. How would the proposed rezoning be the public interest and benefit the community? **As stated previously in the answer to Question 2, this area is strategically located adjacent to the campus of Arkansas State University. It will serve as an opportunity to anchor the eastern end of the Downtown-University Corridor Redevelopment Cluster as identified in the Land Use Plan, Section F-5a, by super-serving the university with pedestrian access to food, entertainment, recreational and retail opportunities.**
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **This area has been targeted as part of a Redevelopment Cluster as identified in Section F-5a in the Land Use Plan. This rezoning is compatible with the targeted uses identified as part of that Redevelopment initiative.**

8. Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Current zoning will not allow the property to be redeveloped with targeted uses as identified in the Downtown-University Corridor Redevelopment Cluster as identified in the Land Use Plan, Section F-5a, as important to the revitalization of the area and accomplishing the objectives of the Corridor.**
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. **It will have a positive impact.**
10. How long has the property remained vacant? **Some are currently occupied; 1918 Aggie has been vacant and uninhabitable for 2 years or longer (we purchased the property abandoned, so not sure of the exact time frame, but are confident it has been empty at least 2 years).**
11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **None**
12. If the rezoning is approved, when would development or redevelopment begin? **Immediately**
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 hearing the application.* **As ASU is the primary neighbor to our property on 3 sides, we had a meeting with ASU Chancellor Dr. Kelly Damphousse on Monday, June 24th, 2019 to discuss the redevelopment vision for the PD-M and shared conceptual renderings for the initial kickoff concept at 1918 Aggie Drive. Dr. Damphousse was supportive of the plans and vision for the PD-M. In addition, discussions have been held with owners/purchasers of the properties between our parcels at Melrose/Aggie and 1918 Aggie, and they were very supportive as well. We have met with some of the adjoining property owners who border us to the north in the 1700-1800 blocks of Aggie, but not all. We have taken into account the fact that the work of the Downtown-University Corridor committee was so well publicized and their recommendations are publicly documented as part of the Land Use document for the city with no opposition from the area property owners.**
14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **NA**