



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 1.14.20

Date Received: 12.18.19

Meeting Deadline: 12.17.19

Case Number: RZ19-24

LOCATION:

Site Address: 1001 SCOTT STREET

Side of Street: West between 907 SCOTT and 1003 SCOTT

Quarter: _____ Section: 08 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: R1 Proposed Zoning: Rm16

Size of site (square feet and acres): 24218.31 .56 ACRES Street frontage (feet): 135

Existing Use of the Site: NON CONFORMING USE DUPLEX

Character and adequacy of adjoining streets: DEAD END STREET

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 R1 - NON CONFORMING USE DUPLEX

South R3 - SINGLE FAMILY HOME

East R1 - NON CONFORMING USE DUPLEX

West R3 - SINGLE FAMILY HOMES

Physical characteristics of the site: LEVEL, LARGE TREES

Characteristics of the neighborhood: MOST PROPERTIES ON THE STREET ARE
DUPLEX, TRIPLEX, OR 4 PLEX

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 on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

SEE ATTACHED

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:

GREG BAUGH, GSB PROPERTIES

Address:

1716 EXECUTIVE SQUARE

City, State:

JONESBORO AR ZIP 72401

Telephone:

8708976491

Facsimile:

Signature:

Greg Baugh

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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1001 Scott Street

Rezoning Information:

- 1) R1 with nonconforming use duplex.
- 2) Remove old duplex and construct new multifamily units.
- 3) 3 triplex units.
- 4) 3 triplex units.
- 5) Yes
- 6) The current duplex is in poor condition and is an eyesore to the other properties on the street. It was originally constructed as a single family home. Prior to my ownership, it was converted to be a duplex. The quality of workmanship and materials is sub par. A new, well planned, and attractive triplex building would be a welcome improvement.
- 7) Most of the properties on Scott Street are multifamily. It would conform with the current uses.
- 8) The property's highest and best use would be as a multifamily development.
- 9) Scott Street should be able to accommodate a few extra vehicles without any adverse affect. New structures would greatly improve the appearance of the street.
- 10) The property has been vacant for 2 years.
- 11) There should not be an adverse impact.
- 12) Development would begin immediately.
- 13) Letters will be mailed notifying them of the MAPC meeting. Most of the neighbors on the street are currently living in multifamily units.
- 14) N/A