



CITY OF JACKSON, MS
Application for Zoning Action
Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
RECEIVED
MAY 09 2022
City of Jackson
City Planning Administration
CASE NO.: 4177
Ward #: 7

I. Please choose one or more of the following Zoning Action Requests:

UV

Rezoning From **R-4** To **UTC** || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 504, 510, 518 & 524 Mitchell Ave. and

3012, 3016, 3024, 3032, 3038 & 3046 Oxford Ave.

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: UV & R-4

Tax Parcel Numbers: 51-143, 51-142-1, 51-142, 51-141, 51-143-1
51-143-2, 51-143-3, 51-143-4, 51-143-5 & 51-144 (Total of 10)

III. Size of Property: Lot Frontage 825 feet (total for all 10 parcels)
Lot Depth 1200 feet (total for all 10 parcels)
Square footage/Acres 2.5 acres (total for all 10 parcels)
Improved or Unimproved? Improved (for all 10 parcels)
If improved, number of existing buildings? 10 (total for all 10 parcels)
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
Rezoning to Urban Town Center to allow for potential higher density and/or
mixed use development and a use permit for structured parking

V. Are there any City Code Violations on this property? No
If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? No
If yes, please attach copies of agency findings and decisions.

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DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

[Signature]
Applicant's Signature

Alexa Ketchum
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

510 Mitchell Avenue, Jackson, MS 39216 **Jackson, Mississippi**

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Alexa Ketchum

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of

May, 2022.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

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The above information is true, and complete to the best of my knowledge.

Jaw Wakin
Applicant's Signature

Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

Jackson, Mississippi

On this the _____ day of _____, 20_____.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

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who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

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MY COMMISSION EXPIRES:

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The above information is true, and complete to the best of my knowledge.

Jan Watson

Applicant's Signature

B. H. Boot

Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

518 Mitchell Ave.

Jackson, Mississippi

On this the 5th day of May, 20 22.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

BERNARD H. BOOT

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of

May

, 20 22.

MY COMMISSION EXPIRES:



Cinde E. Touchstone
NOTARY PUBLIC

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The above information is true, and complete to the best of my knowledge.

Jane Watkins
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

624 M. Lohell Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Roy L Shackelford Jr



who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5 **day of**

May, 2022.

Patricia Foster
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 11, 2026

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[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3012 Oxford Ave. Jackson MS 39216 **Jackson, Mississippi**

On this the 5 day of May, 2022.

**STATE OF MISSISSIPPI
 COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Live Oak Trust

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th **day of** May, 2022.

MY COMMISSION EXPIRES:



[Signature]
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Applicant's Signature

[Signature]

Property Owner's Signature

[Signature]

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3016 Oxford Ave. Jackson, MS 39216 Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature] Fresh Start Trust 2019

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of

April ^{TBEX} May, 2022.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

[Signature]



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[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3024 Oxford Avenue, Jackson, MS 39216 Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Danton Ketchum, Alexa Ketchum

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

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The above information is true, and complete to the best of my knowledge.

Gene Watkins
Applicant's Signature

Alexa Ketchum
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3032 Oxford Avenue, Jackson, MS 39216 **Jackson, Mississippi**

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

[Signature]

Alexa Ketchum

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MY COMMISSION EXPIRES:



[Signature]
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The above information is true, and complete to the best of my knowledge.

Jean Watkins
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3038 Oxford Ave Jackson MS 39216 Jackson, Mississippi

On this the 5 day of May, 2022.

**STATE OF MISSISSIPPI
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Personally came and appeared before me, the within named:

[Signature] Fresh Start Trust 2019

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

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May, 2022.

MY COMMISSION EXPIRES:

Toni Bex
NOTARY PUBLIC



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The above information is true, and complete to the best of my knowledge.

Jan Watkins
Applicant's Signature

Jan Watkins
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

3046 Oxford Ave. Jackson, Mississippi

On this the 5th day of May, 2022.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jason Watkins N/A

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

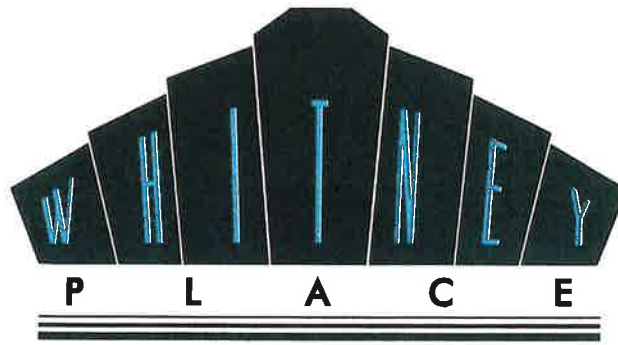
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of May, 2022.

Christina E. Blackmon
NOTARY PUBLIC

MY COMMISSION EXPIRES:

03-17-2023





Statement of Intent

Whitney Place, LLC is requesting that the City rezone multiple contiguous parcels on Oxford Avenue and Mitchell Avenue from their current zoning designations of R-4 and Urban Village (UV) to Urban Town Center (UTC).

Over the years, the nature of these parcels and the surrounding area has changed substantially. While at one time the properties were contemplated as owner-occupied and mostly single-family dwellings, none of the properties are currently owner-occupied. All are currently rental duplexes. The land use character in the surrounding area and particularly in this block has and continues to evolve to a denser more urban usage that is envisioned by the City's Urban Town Center zoning classification. The current use is stifling growth and is certainly not the highest and best use of the property.

Much of the area adjoining these parcels was rezoned to UTC over a decade ago with the purpose of promoting higher density, walkability, and other benefits of a mixed-use environment. The rezoning to UTC has been highly effective in increasing the desirability of the Fondren neighborhood, and particularly what is known as the Downtown Fondren Historic District. There is currently high demand and a public need for additional development along the lines of what Downtown Fondren has experienced and which would be allowed in the UTC classification, and the subject properties are prime for such additional development.

Under the current zoning, however, the subject parcels will not be able to benefit from the positive transformations in the immediate area. The proposed rezoning of these parcels to UTC will align these parcels with the other portions of the block and allow for further development on this block to satisfy the public need for development of appropriate type and density in the Fondren area.

In addition to rezoning, Whitney Place seeks a use permit for structured parking to be constructed on a portion of the properties, and on contiguous property that Whitney Place currently owns. Structured parking is necessary to handle the high parking demands in the neighborhood and needs that continue to emerge with ongoing development. The structured parking would be constructed in a manner consistent with the style, scale, and nature of surrounding property in the Downtown Fondren Historic District.