

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

4/17/18

Case Number:

2218-10

LOCATION:

Site Address: 2910 and 2912 Greensboro Road, Jonesboro, AR 72401

Side of Street: North side of Greensboro Road

Quarter: Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, Township: 14 N, Range: 4 E

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-1 **Proposed Zoning:** RM-16; LUO; Multi-Family Residential

Size of site (square feet and acres): 75,784 S.F. – 1.74 Acres

Street Frontage (feet): 379.13 feet along Greensboro Road

Existing Use of the Site: Three existing residential structures on two parcels.

Character and adequacy of adjoining streets: Greensboro Road is a two lane residential street which is included as a Collector (80' R/W) in the 2017 Master Street Plan. Greensboro Road currently serves the area well. Because the Jonesboro Master Street Plan has designated Greensboro Road as a "Collector", it is presumed the City of Jonesboro anticipates heavier traffic in this location in the future, but not because of this proposed rezoning. The proposed density of this development does not threaten the current road capacity.

Does public water serve the site? There is an existing 12" water line on the south side of Greensboro Road.

If not, how would water service be provided? N/A

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Does public sanitary sewer serve the site? Not at the present time.

If not, how would sewer service be provided? Sanitary sewer would have to be extended in order to serve this site.

Use of adjoining properties: **North:** Currently vacant, but zoned as TC (Town Center).
South: Currently vacant, but zoned as TC (Town Center).
East: Currently vacant, but zoned as TC (Town Center).
West: Currently vacant, but zoned as TC (Town Center).

Physical Characteristics of the site:

The site is occupied by two residential structures and an accessory building. There are a few trees. The parcel is at the peak of a hill, and drains both north and west.

Characteristics of the neighborhood:

This parcel is surrounded on all four sides by vacant land that is zoned TC (Town Center).

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This parcel is bounded on all four sides by TC (Town Center) zoning. As is well known, the TC zoning can accommodate a multitude of uses. The owners request a zoning of RM-16, which would simply become one of the many mixed uses allowed in the TC zoning.
- (3) **If rezoned, how would the property be developed and used?**
The proposed use of this land would be to construct duplex units. A preliminary land plan has been included with this request.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The site planning to date indicates the desire to construct eleven (11) duplex buildings, creating a total of twenty two (22) units. Twenty two units placed on 1.74 acres yields a density of 12.6 units per acre. Therefore the owner requests a zoning classification of RM-16; LUO; Maximum of twenty two units.
- (5) **Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**
The *Jonesboro Land Use Plan* indicates this area as a low density growth sector. However, the only separation between this site and a large area defined as a high intensity growth sector is Greensboro Road. Again, this parcel is surrounded on all four sides by TC zoning, and to our knowledge, there are no approved plans for what might be developed around this site.

(6) How would the proposed rezoning be in the public interest and benefit the community?

This rezoning would benefit community by being consistent with the TC zoning, by which this site is surrounded, bringing consistency to the area.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This land is surrounded on all four sides by vacant TC zoning. Though some overall planning has been done on the TC area, the flexibility within that classification would allow for revised plans.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

When the surrounding zoning of TC is considered, including the flexibility offered by that classification, construction of a new single family home does not make sense fiscally.

(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.

This proposed development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

The property contains two residential structures and an accessory building.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A newly developed site should have no detrimental impact on any of the following aspects. All applicable codes and ordinances would have to be followed with a new development

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The sanitary sewer extension will require substantial time, so the development of this parcel would be well into future.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

No formal meeting has been held with the adjacent owners.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This requested rezoning is intended to be a Limited Use Overlay (LUO).

- 1) Duplex Units or single family homes only.
- 2) Maximum of twenty two units on 1.74 acres (12.6 units per acre).

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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 an 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.

Applicant:

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

The owner of the property is:

Mr. Perry Ivy
2912 Greensboro Road
Jonesboro, AR 72401



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

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