



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10.7.16
Case Number: RZ 116-25

LOCATION:

Site Address: 1200 Commerce Drive Jonesboro, AR 72401

Side of Street: East between Pacific Rd. and E Highland Dr.

Quarter: NW Section: 24 Township: 14N Range: 04E

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: RM-12 LUO Proposed Zoning: RM-12 LUO

Size of site (square feet and acres): 135,699 sf / 3.12 ac Street frontage (feet): 515 Feet

Existing Use of the Site: Residential Multifamily Housing

Character and adequacy of adjoining streets: Paved Good Condition Asphalt; The road is adequate for this development

Does public water serve the site? Yes Jonesboro City Water and Light

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes, Jonesboro City Water and Light

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Farm Land/Multifamily

South Pasture, Open Field

East Farm Land/Multifamily

West Farm Land/Multifamily/Single Family

Physical characteristics of the site: Grassy open area generally sloping south.

Characteristics of the neighborhood: Partially developed area with mix of single and multifamily residential

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 18 days prior to the next MAPC meeting. 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? **RM-12 LUO**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Remove Stipulation**
- (3). If rezoned, how would the property be developed and used? **Multifamily**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **32 Additional Multifamily Units (RM-12 Density)**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes**
- (6). How would the proposed rezoning be the public interest and benefit the community? **Provide Housing**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Proposed changes would be in line with surrounding developments
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
An aggressive stipulation placed on the property
- (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. **The impact would be negligible**
- (10). How long has the property remained vacant? **> 10 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? **The impact would be negligible**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Ca. 2016~2017**
- (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.*
No meeting held--rezoning signs placed on property to notify adjacent owners
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Multifamily Dwellings

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: Robert Rees
Address: PO Box 1553
City, State: Jonesboro, AR ZIP 72402
Telephone: (870) 243-7337
Facsimile: _____
Signature: Robert Rees

Applicant:

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

Name: Same
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: Robert Rees

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 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

