



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

5/1/18

Case Number:

R218-12

LOCATION:

Site Address: 1130 Greensboro Road

Side of Street: West between Patrick Street and Mays Road

Quarter: SW Section: 8 Township: T14N Range: R04E

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: PD-RM-8

Size of site (square feet and acres): 385,070.4 SQ. FT., 8.84 AC Street frontage (feet): 288.4'

Existing Use of the Site: UNDEVELOPED

Character and adequacy of adjoining streets: Asphalt surface, good condition, adequate for traffic flow.

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North Residential and Vacant

South Commercial and Residential

East Residential and Vacant

West Residential

Physical characteristics of the site: Slopes to the West and North.

Characteristics of the neighborhood: Mixed Use.

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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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Best use of property and provide housing
- (3). If rezoned, how would the property be developed and used? Planned Development-Multi Family
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? PD-RM-8 with up to eight units per net acre.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes, Moderate Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community? Additional housing to serve the needs of the community.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Due to the current developments in the vicinity, the PD-RM would be compatible and enhance the surrounding area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Due to the potential growth and current developments in the surrounding area this property would be best used as the requested zoning district.
- (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.
Positive impact.
- (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? No significant impact.
- (12). If the rezoning is approved, when would development or redevelopment begin? Planning will begin upon rezoning approval.
- (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.*
The public is aware of ongoing development of area and rezoning is to meet the need of the surrounding area. Letters of notification for rezoning map amendment were sent to adjacent property owners.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

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: General American Enterprises, Inc.

Address: 142 W. Capitol Ave. Ste. 1895

City, State: Little Rock, AR ZIP 72201

Applicant:

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

BUYER

Name: Ricky Jackson

Address: 2529 S. Caraway Rd.

City, State: Jonesboro, AR ZIP 72404

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Telephone: 501-371-0060

Telephone: _____

Facsimile: 501-371-0063

Facsimile: _____

Signature: Margaret B. Cresner
Sec/Treas. General American Entr.

Signature: _____
Inc.

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

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