

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

Case Number:

8/1/18
RZ 18-20

=====

LOCATION:

Site Address: 726 Southwest Drive, Jonesboro, AR 72401

Side of Street: Northeast and northwest sides of Haywood Drive

Quarter: Part of the Northeast Quarter of the Southeast Quarter of Section 25,
Township 14 North, Range 3 East

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-2

Proposed Zoning: Planned Development
Residential (PD-R)

Size of site (square feet and acres): 205,081 S.F. – 4.17 Acres

Street Frontage (feet): 481.61 feet along Haywood Drive

Existing Use of the Site: Eight existing apartment buildings containing a total of 42 units.

Character and adequacy of adjoining streets: Haywood Drive is a residential street serving the existing apartments. Prior to the building being raised, it also served the nursing home at that location. It also serves one commercial business, Professional Title. Southwest Drive is approximately 250 feet from the nearest existing building. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There are existing water lines within the development.

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

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Does public sanitary sewer serve the site?

There are sanitary sewer lines through the development.

If not, how would sewer service be provided?

N/A

Use of adjoining properties: **North:** One home, an electric sub-station and vacant residential lot. (R-2)

South: Commercial – Title Company / Carwash (C-4, LUO)

East: Church (R-1)

West: Undeveloped Residential (R-1)

Physical Characteristics of the site:

The site contains eight buildings, and a total of 42 units. The site has an existing drainage feature through the site, which will provide a location for storm water management. The site contains numerous trees. The site generally slopes to the east to an existing drainage ditch.

Characteristics of the neighborhood:

This site is surrounded by a variety of facilities. There is a title company and carwash to the southeast, a church to the east, one home to the north, as well as an electrical substation and vacant land to the north. To the west is one home and some undeveloped land. The land to the south was once occupied by a nursing home.

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-2 at the time of acquisition. (Rezoned to R-2 in 1973.)
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owner is currently remodeling the existing apartments. When the R-2 classification is considered, it is revealed that six unit buildings are not allowed within R-2. A similar violation is that there is supposed to be only one building on any R-2 lot. Based upon the allowable density within the R-2 classification, the owner should be able to construct an additional fourteen units. Because there is ample space in accordance with the current classification, the owner would like to rezone this property to PD-R, in order to eliminate the current violations, and gain the ability to construct the additional units.
- (3) **If rezoned, how would the property be developed and used?**
The owner would like to construct an additional fourteen units.
- (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 an additional fourteen units, which would bring the development to a total of fifty six units. That yields a density of twelve units per acre, the same that is allowed in the current R-2 classification.
- (5) **Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**
The *Jonesboro Land Use Plan* indicates this area as “Moderate Intensity Growth Sector”, which is consistent with the existing and proposed development on this site.

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

This rezoning would benefit the community by providing fourteen additional living units, as well as the obvious economic benefits of new construction.

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

This land is surrounded by a mix of developments. Since the apartments are existing, an additional fourteen units are compatible by definition.

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

The current classification regulations create zoning violations. Not only would the reclassification eliminate the violations, but it would allow the owner to proceed with the expansion plans.

- (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

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(10) How long has the property remained vacant?

The property is not vacant. There are 42 existing apartment units.

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

An expanded development of this sort should have no detrimental impact on any of the following aspects.

- 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 owner is anxious to get started on the additional units, while continuing the current remodeling activity.

(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 not intended to be a Limited Use Overlay (LUO).

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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:

K & A Investments, LLC
2801 Neely Road
Jonesboro, AR 72404



Kevin Alpe, Member

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

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