

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

Case Number:

9/28/18
RZ 18-25

LOCATION:

Site Address: 614 West Jefferson Avenue, Jonesboro, AR 72401

Side of Street: North side of Jefferson Avenue

Quarter: Part of the Southwest Quarter of the Southwest Quarter of Section 18,
Township 14 North, Range 4 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:** RI-U, LUO

Size of site (square feet and acres): 10,534 S.F. – 0.24 Acres
Street Frontage (feet): 48.71 feet along Jefferson Avenue

Existing Use of the Site: Currently vacant

Character and adequacy of adjoining streets: Jefferson Avenue is a residential street serving the area. The addition of two single family homes should have no detrimental impact on Jefferson Avenue or the downtown street network.

Does public water serve the site? There is an existing water line on the south side of Jefferson Avenue.

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

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Does public sanitary sewer serve the site?

There is a sanitary sewer line in Jefferson Avenue.

If not, how would sewer service be provided?

N/A

Use of adjoining properties: North: One home (R-2)

South: Single and multi-family (R-2)

East: Single and multi-family (R-2)

West: One home (R-2)

Physical Characteristics of the site:

The site is currently vacant. The site appears to drain gently from west to east. The site contains a few trees, most of which may be able to be saved.

Characteristics of the neighborhood:

This site is surrounded by land classified as R-2. Within the block and across the street, there is a mixture of single family homes and multi-family buildings.

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.

- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

The owner would like to construct two single family homes on this land. The only zoning classification that will currently allow that is what is being requested, RI-U. The owner is also requesting that this be a Limited Use Overlay (LUO). The reason for that request is, though the platting calls for fifty feet of frontage, the monuments found are only 48.71' apart. Therefore this request includes requesting permission for the lots to be platted having 24.35' of frontage, rather than the specified minimum of 25'.

- (3) **If rezoned, how would the property be developed and used?**

The owner would like to construct two single family homes.

- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

There are two homes proposed for the site. The site contains 10,534 square feet. Therefore the density would be approximately 8.3 units per acre. The current R-2 classification would allow up to 12 units per acre.

- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**

The *Jonesboro Land Use Plan* indicates this area as "Downtown Redevelopment", 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 two newly constructed single family homes in the downtown redevelopment district, 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 development types. Single family homes will be consistent with the existing area.

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

The current classification would only allow construction of one home.

(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?

It is unknown if this property ever contained a home.

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

Two new single family homes 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 two new homes.

(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.

The owner is requesting that this be a Limited Use Overlay (LUO). The reason for that request is, though the platting calls for fifty feet of frontage, the property monuments found are only 48.71' apart. Therefore this request includes requesting permission for the lots to be platted having 24.35' of frontage, rather than the specified minimum of 25'. The proposed replat of the land is included in the rezoning request package. In addition, these two lots would be further restricted to single family homes only.

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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:

W & W LEGACY, LLC
507 Brent Drive
Jonesboro, AR 72401


Clint Jackson, Member

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

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