



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 11/12/19

Date Received: 10/17/19

Meeting Deadline: 10/18/19

Case Number: RZ-19-16

LOCATION:

Site Address: 1100 Dove Road

Side of Street: NE between Thrush Road and Lark Street

Quarter: _____ Section: _____ Township: _____ Range: _____

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-1.5 RZ Proposed Zoning: RS-7 (single family)

Size of site (square feet and acres): 24,000 sq. ft. + Street frontage (feet): 50'

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: Typical 30' Residential Street

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 Undeveloped - R-2

South Single Family Residential - R-1

East Undeveloped R-2

West Golf Course R-2

Physical characteristics of the site: Grass covered, slight slope

Characteristics of the neighborhood: Single Family Residential, Golf Course, Police Station, Undeveloped Multi Family, Mexican Restaurant, Convenience Store, Caraway Plaza

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 on the public meeting schedule. 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? *Single Family & Multi family*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *Proposed lot has 2 zoning*
- (3). If rezoned, how would the property be developed and used? *Single Family Residential*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *ONE single family residence*
- (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? *Multi family to single family.*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *South is Single Family Residential. North, East & West is Multi family*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *Jonesboro Ordinances do not permit one lot w/ 2 zonings.*
- (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. *Single Family typically considered more desirable than multifamily.*
- (10). How long has the property remained vacant? *60+ 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? *Single Family places fewer needs on streets, utilities, emergency services.*
- (12). If the rezoning is approved, when would development or redevelopment begin? *UNKNOWN, but probably within 2 years.*
- (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. *PLAN to offer to meet before MAPC MEETS.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. *RS-7 (single family) with LUO equaling Birdland setbacks and lot sizes.*

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:

Parker Real Estate LLC, d/b/a J. Matt Parker

Address:

1102 Dove Rd

City, State:

Jonesboro

ZIP *72401*

Telephone:

870-932-0026

Facsimile:

N/A

Signature:

J. Matt Parker

Applicant:

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

Name:

Address:

City, State:

Telephone:

Facsimile:

Signature:

Tracy Parker

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

The subject property is a portion of the property described on the attached deed.

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