



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 1004 North Warren

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: 7 Township: 14N Range: 4E

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: R1 Proposed Zoning: r 12

Size of site (square feet and acres): 5.5 Acres Street frontage (feet): \_\_\_\_\_

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: \_\_\_\_\_

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Vacant Land

South Vacant Land

East Multifamily

West Older Houses, Traylor Park, multifamily

Physical characteristics of the site: Flat land with 5-8 year old tree growth

Characteristics of the neighborhood: Older houses, abandoned houses, traylor park, multifamily

*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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**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: Carrington Morehouse

Address: 1020 W Matthews

City, State: Jonesboro, AR ZIP 72401

Telephone: 8703162903

Facsimile: \_\_\_\_\_

Signature: 

**Applicant:**

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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August 15, 2023

Mr. Derrel Smith  
Director of Planning and Zoning  
City of Jonesboro 300 S. Church Street  
Jonesboro, AR 72401

RE: REQUEST FOR REZONING: FROM R-1 TO PD-RM PROPERTY LOCATED AT 1004  
North Warren, Jonesboro, AR 72401

Mr. Smith:

On behalf of Unicorn investments LLC, locally owned and operated company, we are pleased to submit this rezoning request. . The property is currently zoned R-1 and contains 5.5 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-1 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable & modern development in a declining area of town, and increase revenue for the city through property tax and increased land values from such a development.

Below are the answers to the questions listed on the rezoning application.

1. Property is currently listed as R1
2. The purpose of the rezoning is as follows:
  - A. In order to develop the property as one lot, instead of subdividing the property.
  - B. For the development to be able to better conform to the multi-family design guidelines by: i. clustering the units to better “define public open spaces and activity areas”
  - C. Reduce the long term maintenance costs for the city by not being required to build a public street, while also increasing tax revenue for the city and increasing the visual image of the neighborhood by adding modern housing in an area where houses are 70-100 years old.
3. The Property will be developed into single story, modern, energy efficient, multifamily units in groups of 4-5 units per building (See attached images on renderings)
4. If the rezone is approved, as presented, then there will be 66 units. This would provide approximately 4,125 sq.ft of space per unit. This would equate to 3,637 feet per unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not

comply. \* However, this specific area of town is significantly zoned R3 with multifamily development right across lost creek, right of the property. (See Zoning Image)

6. Rezoning of the 1004 North Warren would benefit Jonesboro in a few ways:
  - a. Generate Tax Revenue for the City
  - b. Develop an area of town that has seen no new development within 50-80 years in the specific vicinity.
  - c. Extend the city road of maple using private/ non-tax payer funds.
  - d. Improve the appearance of an area by providing open play areas, landscaping, and modern living facilities while also providing residents of Jonesboro with affordable living conditions with modern amenities. (Much needed for that area of town)
7. The Entire Block of Warren and West to church street is zoned R3 and consists of older houses, trailer park, and few multifamily complexes. East of Warren is separated from Patrick with lost creek but those developments East of Warren are all multifamily. Single Family Multifamily units will confirm with the area(See Zoning Image)
8. The area wouldn't be a great support for current zoning because of the reason below: Flood Zone designation causes first time home buyers to have to pay for national flood insurance which increases insurance premiums up to \$1,200/ yearly. (Hard to do in these uncertain economic times we are living in)
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property since they are both vacant pieces of land (Look at attached visual)
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant. No structure has ever been built on property according to county records.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin mid 2024.
13. Fff
14. This application is not for a Limited Use Overlay.

**For further information, questions, or concerns. Call me directly at 870-316-2903**

Carrington Morehouse, Owner of Morehouse Group and Unicorn Investments