



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 4/17/08
Case Number: RZ-08-07

LOCATION:

Site Address: 709 N CARAWAY Rd.

Side of Street: _____ between _____ and _____

Quarter: SE 1/4 Section: 8 Township: T14N-R4E 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: R1 Proposed Zoning: RS-7

Size of site (square feet and acres): .87 ACRES Street frontage (feet): _____

Existing Use of the Site: NONE

Character and adequacy of adjoining streets: N CARAWAY RD IN FRONT OF LOT

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 _____
South _____
East _____
West _____

Physical characteristics of the site: MOSTLY CLEAVED AND LEVEL

SOME PINE TREES NEED TO BE REMOVED.

Characteristics of the neighborhood: SINGLE FAMILY HOMES SURROUNDING PROPERTY.

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 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 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: TED TROUTMAN
 Address: 152 CR 782
 City, State: JONESBORO, Ark. ZIP 72401
 Telephone: 870-9311667
 Facsimile: _____
 Signature: *Ted Troutman*

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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REZONING INFORMATION DETAIL ANSWERS

- 1 THE PROPERTY IS ZONED R 1
- 2 R 1 ZONING REQUIRES 60' WIDE LOT .THERE IS ONLY 59'
FROM PROPERTY LINE TO EXSISTING HOUSE.RS 7 ZONING
REQUIRES 50' WIDE LOT.
- 3 I WOULD BUILD A SINGLE FAMILY HOME, ONE LEVEL.
- 4 ONE HOUSE, 1700 SQUARE FEET ,AND COMPLY WITH RS7
SET BACK REQUIREMENTS.
- 5 YES
- 6 DEVELOPE PROPERTY FOR SINGLE FAMILY HOME.
- 7 SINGLE FAMILY HOME COMPATIABLE WITH ADJACENT
HOMES.
- 8 THERE IS ONLY 59', AND 60' REQUIRED FOR R1 WIDTH
OF LOT.
- 9 NO EFECT ON ANY DECREASE IN VALUE OF SURROUNDING
PROPERTY, AND NO DRAINAGE, TRAFFIC, VISUAL
APPEARANCE, ODOR, NOISE, OR LIGHT ISSUES.
- 10 THE PROPERTY HAS NEVER BEEN DEVELOPED.
- 11 NO IMPACT FOR ONE SINGLE FAMILY HOME.
- 12 START BUILDING HOUSE IN 30 DAYS IF APPROVED.

13 SPOKE WITH MR.J R ROBINSON ON 3/30/08 WHO OWNS HOUSE
804 ALEX COVE, BEHIND LOT IF HE WOULD OBJECT TO
SINGLE FAMILY HOUSE .HIS REPLY WAS THAT HE WOULD
NOT OBJECT.

SPOKE WITH PERSON WHO LIVES IN HOUSE ON NORTH SIDE
OF PROPERTY AT 801 SYLVIAN HILLS AND THE HOUSE WAS
RENTAL PROPERTY.

SPOKE WITH PERSON WHO LIVES IN HOUSE ON SOUTH WEST
CORNER AT 800 ALEX COVE AND THE HOUSE WAS RENTAL
PROPERTY.

THE PROPERTY ON THE SOUTH SIDE OF LOT, 2108 ALEX IS
OWNED BY MYSELF AND IS RENTAL PROPERTY.

THE PROPERTY ON CORNER OF ALEX AND N CARWAY
2110 ALEX IS RENTAL PROPERTY OWNED BY MYSELF.

THE PROPERTY ON THE NORTHSOUTH SIDE OF LOT ,709
N CARWAY IS OWNED BY MYSELF AND IS RENTAL
PROPERTY.

By J. D. Snowman 4/17/02