

WILLIAM KIM FUGITT, AIA

NOVEMBER 10, 2009

MR. OTIS SPRIGGS  
DIRECTOR OF PLANNING  
CITY OF JONESBORO  
307 VINE STREET  
JONESBORO, AR. 72401

PH. 870-932-0406

RE: LINKS AT JONESBORO, PHASE II

MR. SPRIGGS,

PLEASE FIND THE ENCLOSED APPLICATION FOR REZONING, AND  
CHECK FOR \$100.00.

PLEASE REFER TO THE CONTACT NUMBERS BELOW TO  
COMMUNICATE QUESTIONS AND COMMENTS.

RESPECTFULLY,

A handwritten signature in black ink, consisting of a large, stylized 'W' and 'K' followed by 'FUGITT' and 'AIA'.

WILLIAM KIM FUGITT, AIA



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 3700 S. CARAWAY Rd.  
Side of Street: \_\_\_\_\_ between CARAWAY Rd. and HARRISBURG Rd.  
Quarter: SW Section: 32 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: R-3 Proposed Zoning: PD-RM

Size of site (square feet and acres): 15.0 AC. Street frontage (feet): 1030.33'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: GOOD, PAVED

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 Jonesboro R-1 (MEMORIAL PARK CEMETERY)  
South R-1  
East R-3  
West R-1

Physical characteristics of the site: VACANT, WOODED, HIGH POINT AT 320 EL. ON NORTH BOUNDARY, 275 EL. SOUTH BOUNDARY.

Characteristics of the neighborhood: LARGE PARCEL R-1 TO WEST AND SOUTH EXISTING "LINKS" MULTIFAMILY TO EAST AND CEMETERY TO NORTH.

*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 17<sup>th</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*  
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**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:

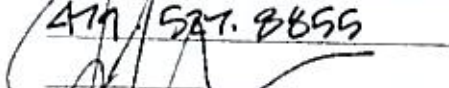
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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 in 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: LINKS AT JONESBORO, LUP  
 Address: 1200 E. JOYCE BLVD.  
 City, State: FAYETTEVILLE, AR, ZIP 72703  
 Telephone: 479.921.6686  
 Facsimile: 479.527.8855  
 Signature: 

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

**Applicant:**

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

OWNER REPRESENTATIVE

Name: KIM FUGITT  
 Address: 1200 E. JOYCE BLVD  
 City, State: FAYETTEVILLE, AR. ZIP 72703  
 Telephone: 479.521.6686  
 Facsimile: 479.527.8855  
 Signature: 

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## REZONING INFORMATION:

1. R3
2. APPLICANT PROPOSES TO CONSTRUCT 264 APARTEMNT UNITS. REZONING IS NECESSARY IN ORDER THAT WATER UTILITY COMPANY CAN PROVIDE INDIVIDUAL WATER METERS TO EACH UNIT PER THEIR INTERNAL PRACTICES.
3. SEE 2.
4. 264 UNITS ON 15 ACRES EQUALS 17.6 UNITS/ACRE. 6.7 ACRES OR 45% WILL REMAIN IN OPEN/GREEN SPACE.
5. ALTHOUGH THE FUTURE LAND USE MAP HAS NOT BEEN ADOPTED AS OF THIS DATE, THE PROPOSED LAND USE MAP INDICATES THE AREA TO BE ZONED HIGH DENSITY RESIDENTIAL.
6. BY PROVIDING ADDITIONAL QUALITY AFFORDABLE HOUSING AND INCREASING THE TAX BASE AND REVENUES TO THE CITY.
7. THE PROPOSED REZONING WILL BE COMPATIBLE AS IT IS AN EXTENTION OF THE EXISTING "LINKS" PROPERTY AND IS THE EXACT PLAN THAT WAS APPROVED BY JONESBORO CITY COUNCIL ON MARCH 09, 2010.
8. WATER METERS CANNOT BE INSTALLED FOR INDIVIDUAL UNITS PER WATER UTILITY COMPANY'S INTERNAL PRACTICES WITHOUT PD ZONING
9. WE BELIEVE THE PROPOSED REZONING WILL NOT NEGATIVELY IMPACT THE EXISTING USES TO ANY DEGREE AS MULTI-FAMILY IS CURRENTLY PRESENT AT THIS LOCATION AND THE UNDERLYING ZONING IS MULTI-FAMILY.
10. THE PROPERTY HAS NEVER BEEN DEVELOPED.
11. AS THE CURRENT ZONING AND THE PROPOSED ZONING ARE EXACT IN NUMBER F UNITS AND ARRANGEMENT THERE IS NO IMPACT ON STREETS, DRAINAGE, PARKS, OPEN SPACE, FIRE, POLICE AND EMERGENCY MEDICAL SERVICES. THE ONLY IMPACT WILL BE ON THE WATER UTILITY COMPANY THAT WILL PROVIDE INDIVIDUAL METERS AS OPPOSED TO THE MULTI-METER USED IF THE PROPOSED ZONING IS NOT PUT IN PLACE. OUR EXPERIENCE TELLS US THAT MORE WATER WILL BE CONSUMMED BY THE TENANT POPULATION IF INDIVIDUAL METERS ARE NOT USED.
12. WITHIN THE NEXT 6 MONTHS.
13. NO NEIGHBIRHOOD MEETING HAS BEEN HELD TO THIS DATE. THE DEVELOPER IS CONSIDERING SUCH A MEETING AND WILL NOTIFY THE CITY IF ONE IS SCHEDULED.
14. NA