



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: April 28, 2020 Date Received: 4.1.20
Meeting Deadline: _____ Case Number: R720-05

LOCATION:

Site Address: N/A

Side of Street: East between Kellers Chapel Road and Wood Street

Quarter: _____ Section: _____ Township: _____ Range: _____ See attached

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: C-3 LUO Proposed Zoning: PD-M

Size of site (square feet and acres): 118.34 Street frontage (feet): 3,035 along Southwest Drive
1,500 along Keller Chapel

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: Existing Southwest Drive is 5 lane Highway and is adequate

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Existing 12" sanitary sewer located at the SE corner of the site and SW corner of site

If not, how would sewer service be provided? _____

Use of adjoining properties:

North C-3 LOU

South R-1

East R-1

West R-1, C-3, C-3 LUO

Physical characteristics of the site: Rolling topography, predominantly draining to the southeast, with very limited tree cover

The site has been disturbed by grading activities.

Characteristics of the neighborhood: Commercial uses along Southwest Drive with single family to the south and east

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? C3-LOU
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development to occur that is consistent with development patterns in the area.
- (3). If rezoned, how would the property be developed and used? See page 5 of the attached Pattern Book
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? See the Plan Data Chart on page 5 of the attached Pattern Book
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes, the Future Land Use Plan designates this area as Mixed Use Transitional
- (6). How would the proposed rezoning be the public interest and benefit the community? It provides needed housing types and area for retail uses needed by residents of the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
We have provided buffer zones and placed compatible land uses, such as residential, adjacent to each other.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, using the entire property would provide too much commercial uses in the area and would not be fully developed in a timely manner.
- (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. See attached cover letter
- (10). How long has the property remained vacant? 10 + 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? Adequate utilities are provided to the site. Existing Streets have the capacity for additional vehicles and open spaces have been provided in the development to meet the needs of the community.
- (12). If the rezoning is approved, when would development or redevelopment begin? Earthwork is anticipated to begin in the summer of 2020
- (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.

Neighborhood input/comments will be solicited and compiled before the April 28, 2020 MAPC Meeting.

- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
See page 6 of the Pattern Book

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.

Applicant:

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

Name: Southern Hills Real Estate, LLC
 Address: 2110 Fair Park Blvd, Bldg E
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-7800
 Facsimile: 870-972-5325
 Signature: *Carroll Caldwell*
 Carroll Caldwell

Name: Same as Owner of Record
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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