

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

12.19.16

Case Number:

RZ16-28

LOCATION:

Site Address: 1917 Keller's Chapel Road, Jonesboro, AR 72404

Side of Street: South side of Keller's Chapel Road

Quarter: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 35, Township: 14 N, Range: 3 E

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
and C-3

Proposed Zoning: PD-R, Planned Development
Residential

Size of site (square feet and acres): 72,714 S.F. – 1.67 Acres

Street Frontage (feet): 188 feet along Keller's Chapel Road

Existing Use of the Site: One abandoned single family home – formerly occupied by applicant's grandparents.

Character and adequacy of adjoining streets: Keller's Chapel Road is a two lane asphalt street. The development in the immediate area is relatively sparse, with moderate size single family lots far to the west. Keller's Chapel Road easily accommodates the demand. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There is an existing 8" water line on the south side of Keller's Chapel Road.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

There is no sanitary sewer in the immediate area.

If not, how would sewer service be provided?

Sanitary sewer service is anticipated by the extension of the existing sewer line that is approximately 600' south of the site.

Use of adjoining properties:**North:** One single family residence on a large parcel. Two other large vacant parcels.

South: Couple of elongated parcels with sparse residential development. (One home per tract.)

East: Existing C-3 with one vacant building formerly occupied by the Knights of Columbus.

West: Three moderate size, non-conforming residential parcels, each containing an older building, the southern-most building being used as a vehicle repair shop.

Physical Characteristics of the site:

The site is generally wooded with slopes in a southerly direction.

Characteristics of the neighborhood:

The site was, at one time, very near (750') what was to be the site of a new retail mall. The former mall property still has a zoning classification of C-3, LUO. The site to the east is the former location of the Knights of Columbus, but has been vacant for a considerable time now. Approximately 900' to the west is the Meadowwood Subdivision; moderate size single-family homes. To the north are three large parcels, one of which contains a single-family home. To the south are a couple of elongated parcels with sparse residential development. (One home per tract.)

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was inherited from the applicant's grandparents, and currently contains a mixed zoning of R-1 and C-3.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The applicant proposes to "down-zone" the C-3 General Commercial portion of the property, and reclassify the R-1 portion of the property to a Planned Development (PD-R), with a maximum of sixteen units for the entire site, thereby creating a transition between the General Commercial, and the remaining R-1 property to the west.
- (3) **If rezoned, how would the property be developed and used?**
The proposed use of this land is to erect eight (8) duplex buildings, yielding a total of sixteen (16) residential units for rental property.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The site planning to date indicates the desire to construct eight (8) duplex units pm the site, yielding a total of sixteen (16) residential units, positioned on 1.67 acres. That translates to a density of 9.5 units per acre.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan*, as shown within the City GIS Map, indicates this area to be "PMUA". This designation is apparently a Planned Mixed Use Area. Therefore, this request would seem to be consistent with the *Jonesboro Land Use Plan*.

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(10) How long has the property remained vacant?

The property contains one single family home, though it is in poor condition. The existing home was the home of the applicant's grandparents.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The proposed development time-frame would be in the hands of the owner, though by all indications, they intend to begin as soon as practical.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

No formal meeting has been held with the adjacent owners but the applicant has discussed this development with several of the adjacent owners, and to date has received no opposition.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This requested rezoning is not intended to be a Limited Use Overlay (LUO).

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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 an 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.

The owner of the property is:

Ms. Devon Scott
11560 Highway 358
Paragould, AR 72450

Applicant:

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

Devon Scott

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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.*