

Application for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

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**LOCATION:**

Site Address: No addresses assigned to date. +/- 29.8 acres, West of Bettie Dr. and North of French Street & West of Church Street (AKA Highway 141)

Side of Street: South of Bettie Dr. and West of Church Street (AKA Highway 141)

Quarter: Part of the North Half of Section 7, Township 14 North, Range 4

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

**Proposed Zoning:** PD-R

Planned Development —  
Residential (Single Family  
Attached)

**Size of site (square feet and acres):** 1,298,088 S.F. – 29.8 Acres

**Street Frontage (feet):** 60' at the end of French St & 60' at the end of Bettie Dr., Bettie Dr. will be extended for the project

**Existing Use of the Site:** Very little, if any development on the parcel.

**Character and adequacy of adjoining streets:** Bettie Dr. is an existing two-lane road, which has been classified by the Master Street Plan as a Collector Street and is platted with 60' of rights-of-way for which the development has yet to be completed. The project will dedicate another 10' of right of way for the collector. French Street is a residential street that connects the project from the South to Church Street (aka Hwy 141) via W. Alpine St.

**Does public water serve the site?** Yes, Existing 12" water, North & South of Property

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

**Does public sanitary sewer serve the site? Yes**      There are existing main sanitary sewer lines running along the north, West and South side of the site. For the proposed development, sewer extensions would be necessary.

**If not, how would sewer service be provided?**      Sewer extensions will be required in order to serve the various phases of the development.

**Use of adjoining properties:** North: Residential (R-1) – seven older homes (NE) and majority of land is undeveloped/agricultural, South: Residential (R-1) – ½ developed (seven homes) ½ undeveloped/agricultural, East: Residential (R-1) – two older homes and majority of adjacent land is undeveloped and land locked from Church Street, West: Residential (R-1) – two homes, agricultural.

**Physical Characteristics of the site:**

The site is well suited to a development of this type. The slopes are reasonable and the development can be accommodated throughout. There is a natural drawing feature to the creek to the east which will be used to the best of our ability to provide storm water management, as well as provide a portion of the aesthetically pleasing "Green Space" associated with this development.

**Characteristics of the neighborhood:**

This site is surrounded by sparse residential uses, some agricultural land.

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**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 zoned R-1 at the time of acquisition.*
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary? *The purpose of this rezoning application is to provide much needed “market rate housing” for the City of Jonesboro also referred to as “missing middle housing” The project will incorporate an living friendly scenario that includes single-family attached dwellings with some well-designed and needed "Green Space" which will incorporate a dog friendly area, water feature and multiple sidewalks for pedestrians and pets.*
- (3) If rezoned, how would the property be developed and used? *If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the PD-R Zoning Classification and the standards and specifications of the City of Jonesboro. This is intended to be a single-family attached development with individual lots and public streets.*
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *The current conceptual plan indicates 115 lots on 30 acres, yielding approximately 3.8 lots per acre. The current R-1 standards allow a density up to 5.4 lots per acre. Therefore, the proposed lot density is lower than the current R-1 standards.*
- (5) Is the proposed rezoning consistent with the Jonesboro Land Use Plan? *Yes, the Jonesboro Land Use Plan indicates this area as Moderate Intensity Residential. As indicated above, the lot intensity for this proposed development is a bit lower than the existing R-1 standards.*
- (6) How would the proposed rezoning be the public interest and benefit the community? *With the proper planning of access, this parcel could be used to expand an existing residential area, thereby providing employment opportunities in our community during and after the development and construction.*
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *This request is completely compatible with the development in, and the character of the surrounding area, the proposed single family attached falls within the master plan of R-1 medium density and will complement the character of the surrounding area.*
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning? *The desired single-family attached development style is not permitted in the R-1 zoning classification.*
- (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? *This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.*

- A) Property Values. *Property values should increase in the surrounding area after the project is completed*
  - B) Traffic. *The prospective tenant anticipates approximately 30 to 40 passenger-size vehicles, and approximately 15 large trucks per day. A traffic study has been ordered and this section will be revised after the results have been secured.*
  - C) Drainage. *No detrimental effect.*
  - D) Visual Appearance. *No detrimental effect.*
  - E) Odor. *No detrimental effect.*
  - F) Noise. *No detrimental effect.*
  - G) Light. *No detrimental effect.*
  - H) Vibration. *No detrimental effect.*
  - I) Hours. *No detrimental effect.*
  - J) Restrictions. *No detrimental effect.*
- (10) How long has the property remained vacant? *By all indications, this land has not been developed at all since the purchase by the current owner in 1993.*
- (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) change in the zoning from R-1 to PD-R should have no detrimental impact on any of the following aspects.
  - B) Utilities. *No detrimental effect.*
  - C) Streets. *No detrimental effect.*
  - D) Drainage. *No detrimental effect.*
  - E) Parks. *No detrimental effect, Project will add publicly available green space to the community.*
  - F) Open Space. *No detrimental effect, Project will add publicly available green space to the community.*
  - G) Fire. *No detrimental effect.*
  - H) Police. *No detrimental effect.*
  - I) Emergency Medical Services. *No detrimental effect.*
- (12) If the rezoning is approved, when would development or redevelopment begin? *The current plan calls for development to begin as soon as plans could be prepared that are in accordance with the appropriate standards and specifications.*

- (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. *A neighborhood meeting has been scheduled for December 8, 2021, and the minutes of that meeting will be supplemented with the application file.*
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. This request is not for a Limited Use Overlay. *The parameters of the proposed Planned Development will be provided long before the initial meeting by the City.*

**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:

WATKINS ROGER SR & SYLVIA TRUST

Owner

**Applicant:**

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

The Applicant is:

TERRA VERDE, LLC

The Applicant has a purchase option for the Property that is contingent on the rezone application being approved by the City

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

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