



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 01-23-09
Case Number: RZ-09-02

LOCATION:

Site Address: Flemon Road, Jonesboro, Ar 72404

Side of Street: between Hwy 226 and Beaver Creek
N

Quarter: NE ¼ Section: 4 Township: 13 North Range: 3 East
NW ¼

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: AG-1 Proposed Zoning: RS-6

Size of site (square feet and acres): 3.22 Acres Street frontage (feet): 789.76'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Streets are adequate.

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	<u>Ditch then trees</u>
South	<u>Flemon Road</u>
East	<u>Beaver Creek Subdivision</u>
West	<u>Woods</u>

Physical characteristics of the site: The site was developed as a part of Prairie Meadows Subdivision.

Characteristics of the neighborhood: New residential subdivision – moderate priced homes will be built.

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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? We thought R-1, but evidently it was AG-1. There was a Residential structure on the property that burned.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
We thought it was rezoned and we made it a part of Prairie Meadows Subdivision. To get permits to build homes.
- (3). If rezoned, how would the property be developed and used?
Low to moderate single family residences.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
3.22 acres for a detention pond and 1,200 to 1,600 sq. ft. residences.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes it is.
- (6). How would the proposed rezoning be the public interest and benefit the community?
Would allow for some low priced single family residences to be built in the community
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Very compatible. Very much like Beaver Creek Subdivision.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
I believe this was taken in during the annex, and everything was brought in as AG-1, even though there was a home on it.
- (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. I believe all this has been worked out in the approval of the Prairie Meadows Subdivision.
- (10). How long has the property remained vacant? Estimated three 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? Needed streets and utilities have been added. Other issues were addressed When the Prairie Meadows Subdivision was approved.
- (12). If the rezoning is approved, when would development or redevelopment begin? It is complete.
- (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.*
I believe this was done in our previous rezoning.
- (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: Ridge Estates, LLC

 Address: 6555 Hwy 1 South
Jonesboro, AR 72404
 City, State: _____ ZIP _____
 Telephone: (870) 931-4800

Applicant:

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

 Name: _____
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____

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Facsimile: _____

Signature: _____

Facsimile: _____

Signature: _____

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

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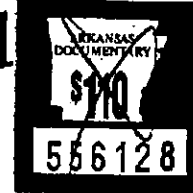
DEED BK 722 PG 492



THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Jimmy Chad Odell and Charyl B. Odell, husband and wife**, for and in consideration of the sum of \$60,000.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Ridge Estates, LLC**, and unto **its successors** and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

A part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 13 North, Range 3 East of the Fifth Principal Meridian in Craighead County, Arkansas, more particularly described as follows: From the Southwest Corner of the Northwest Quarter of said Section 4; thence East 1,304.0 feet along the South line of the Northwest Quarter of said Section 4 to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 4, the point of beginning; thence North 840.00 feet along the West line of the Southeast Quarter of the Northwest Quarter of said Section 4 to a point, thence East 177.50 feet to a point, thence South 839.64 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section 4; thence West 177.5 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 4 to the Southwest Corner thereof, the point of beginning, containing 3.42 acres, more or less, subject to the right of way of a public road on the South side thereof.

JCO
CBO

To have and to hold the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantee** that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, **Jimmy Chad Odell and Charyl B. Odell, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 27th day of April, 2006.

Jimmy Chad Odell
JIMMY CHAD ODELL

Charyl B. Odell
CHARYL B. ODELL

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Jimmy Chad Odell and Charyl B. Odell, husband and wife**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 27th day of April, 2006.

My Commission Expires:
August 20, 2010

Sanda Greene
Notary Public



I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Sherry Juman Address 6555 Hwy 1 South, Jonesboro,

DEED BK 722 PG 492 - 493
DATE 05/02/2006
TIME 02:36:30 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
RECEIPT # 148713 D.C.