

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 02-11-09
Case Number: RZ-09-03

LOCATION:

Site Address: 921 Warner Avenue

Side of Street: South side of Warner Avenue

Quarter: Northeast **Section:** 24, **Township:** 14 North, **Range:** 3 East

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-2 **Proposed Zoning:** RM-16, Limited Use
Four units Maximum

Size of site (square feet and acres): 13,474 S.F.; 0.31 acres

Street Frontage (feet): 75' along the south side of Warner Avenue

Existing Use of the Site: Formerly One Single Family Residence;
Current Use - vacant

Character and adequacy of adjoining streets: Warner Avenue and the surrounding streets are interior City Streets. There are no proposed street improvements. The request is for four dwelling units, which should not impose any significant traffic demands.

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:
North: Multi-Family Residential - 12 units
South: Multi-Family Residential - 2 units
East: Multi-Family Residential - 7 units
West: R-2 - Single Family Home

Physical Characteristics of the site:

The site is a vacant R-2 lot, over which grass has grown. There are few, if any trees. The slope is very gentle, and drains generally north / northeast.

Characteristics of the neighborhood:

All of the surrounding area is classified as R-2. The immediately neighboring structures and development contain 21 multi-family units, and one single family home.

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 question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-2 when acquired.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
In order for this proposed development to be economically feasible, there need to be four (4) units contained in the building. As listed above, this site is surrounded on three sides by multi-family development, some more dense than this proposal. Based upon the lot size, and a current R-2 Zoning Classification, the owner could construct three (3) units, without rezoning. However, three (3) units make the improvements unfeasible economically.
- (3) **If rezoned, how would the property be developed and used?**
The property will be developed as a four-unit residential building.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
There would be a total of four (4) multi-family units on this parcel. There would be no other development considered for this site.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

It is difficult to determine the proposed use for this area of town, based upon the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. The proposed development is consistent with the existing surrounding classifications and current uses.

(6) How would the proposed rezoning be in the public interest and benefit the community?

The proposed rezoning would allow the construction of a four-plex, bringing development and jobs to the area, and helping in a small manner, the local economy.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This proposed rezoning would be very compatible with the existing surrounding uses on the adjacent properties.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The property cannot be feasibly used unless there are four units allowed.

(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.

A) Property Values:

New construction placed on a lot that is currently vacant should have a positive impact on property values.

B) Traffic:

The construction of one, four-unit building should have no noticeable impact on traffic in the area.

C) Drainage:

When and if the proposed zoning classification is granted, the development of the property would be in compliance with the current standards and specifications at the time of development.

D) Visual Appearance:

The development of the site is intended to create an aesthetically pleasing visual appearance.

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- E) **Odor:**
The selected proposed use does not have any inherent odors associated with it.
 - F) **Noise:**
The selected proposed use does not have any inherent, extraordinary noise associated with it.
 - G) **Light:**
The selected proposed use does not have any inherent burdens of light associated with it.
 - H) **Vibration:**
The selected proposed use does not have any inherent vibration associated with it.
 - J) **Hours:**
The selected proposed use does not have any inherent unusual hours of operation associated with it.
 - K) **Restrictions:**
The selected proposed use does not restrict any existing surrounding uses.
- (10) **How long has the property remained vacant?**
The property formerly contained one residence. It was razed a number of years ago.
- (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) **Utilities:** In so far as possible, the existing utility connections will be utilized. There should be no significant impact on utilities.
 - B) **Streets:** There should be no noticeable impact on Warner Avenue nor any of the surrounding streets.
 - C) **Drainage:** Development of this site must be in compliance with the current standards being utilized as the development guidelines. Drainage considerations will necessarily include proper storm water management.
 - D) **Parks:** This proposed rezoning should have no impact on the City's existing parks.

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- E) **Open Space:** The requested classification does not provide for significant open space. Considering the lot is only approximately a quarter of an acre, that can easily be seen.
- F) **Fire:** The development of the site will include new construction by current standards, providing more modern building techniques and materials. Therefore, the increased demand should be minimal.
- G) **Police:** No impact on the police protection in the area is anticipated.
- H) **Emergency Medical Services:** No impact on the emergency medical services in the area is anticipated.

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

It is expected that a portion of the development is proposed to begin very soon after the approval of the zoning classification. The development of a tract with mixed uses will be strongly dependent upon the current real estate market and economic conditions.

(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.*

Based upon the current uses of the majority of the surrounding property, it is presumed that most residents on the immediate area are tenants, and not owners. Therefore no meeting has been held with any of the neighbors.

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

This requested zoning classification is intended to be RM-16, L.U., with a maximum of four (4) units allowed. No other restrictions are proposed for this lot.

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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 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:

The owner of the property is Max Dacus, Jr.


Signature

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