



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 9/27/22 Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: RZ 22-13

**LOCATION:**

Site Address: Thompson Drive (to be replatted w/ 5102 Southwest Dr.)

Side of Street: \_\_\_\_\_ between Southwest Drive and Valley View Drive

Quarter: \_\_\_\_\_ Section: 02 Township: 13 Range: 03

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: R1 Proposed Zoning: RM16

Size of site (square feet and acres): 192,000 / 4.41 Street frontage (feet): 130

Existing Use of the Site: woods / vacant land

Character and adequacy of adjoining streets: woods / vacant land / residential housing

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 vacant lot

South woods

East W school

West vacant lot

Physical characteristics of the site: The site consists of vacant land / trees

**Characteristics of the neighborhood:**

The adjoining property is zoned RM16 w/ the remaining property nearby being vacant land / field and woods. A natural barrier from a gas line easement sits between it and W schools.

*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:*

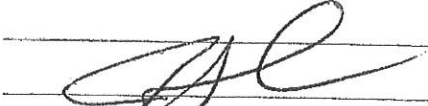
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be in the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (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: Jeremy Moore  
 Address: 2013 Jamestown Drive  
 City, State: Jonesboro, AR ZIP 72404  
 Telephone: 870-919-3369  
 Facsimile: \_\_\_\_\_  
 Signature: 

**Applicant:**

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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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REZONING INFORMATION:

- 1) The property was R1 when purchased
- 2) The purpose of rezoning is to match the RM16 designation of the adjoining property in order to expand the development.
- 3) The property would be developed and used as a gated, retirement style community consisting of townhomes/brownstones/apartments as well as a community center, manager's office, swimming pool, dog park, community garden and walking trail.
- 4) The density/intensity of the development would be RM16 to match the adjoining property but would be limited to
- 5) Yes
- 6) There is a lack of senior housing in Jonesboro and this would fit that need
- 7) The rezoning would match the adjoining property which would then be platted into one lot
- 8) Yes. It doesn't fit the scope of work as it currently sits
- 9) There would be no negative impact to the surrounding property owners. Trees and buffers would be left to lower noise and light level. Ingress/Egress off of Southwest Drive and Thompson would help eliminate traffic concerns. The planned senior living development would also lower the hours of use, noise, vibrations and odor. An onsite property manager will also be present to address any issues and to maintain a clean visual appearance.
- 10) N/A. Since dinosaurs roamed the ridge
- 11) There would be no significant impact on utilities, streets, drainage, parks open space or first responders.
- 12) January 2023
- 13) The only adjoining neighbor is the owner who sold us this piece of property. He is behind us 100% and feels like it will make a great addition to the area.
- 14) N/A