



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 6.15.16
Case Number: RZ16-14

LOCATION:

Site Address: County Emergency Service Director

Side of Street: South between Clubhouse Road and _____

Quarter: NW NW Section: 35 Township: 15N Range: 4E

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: Unzoned Proposed Zoning: RS-7

Size of site (square feet and acres): 875101.08 sq. ft. = Street frontage (feet): 661.34
20.09 acres

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: 2 lane paved

Does public water serve the site? yes

If not, how would water service be provided? n/a

Does public sanitary sewer serve the site? no

If not, how would sewer service be provided? Lift station & public sewer to be installed and main-
tained by CWL

Use of adjoining properties:

North Rural Residential

South Urban Residential/Sage Meadows Golf Course

East Sage Meadows Golf Course

West Rural Residential

Physical characteristics of the site: Rolling

Characteristics of the neighborhood: Residential Golf Course

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 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 this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it? Not zoned- in the county
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Rezone as RS-7 single family residential to provide zoning when annexed
- (3). If rezoned, how would the property be developed and used? Single family residential
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 64 lots / 20 ac=3.2 lots/ac.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community? Provide additional residential housing in the Sage Meadows Community
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Same
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Can't provide sewer because not annexed
- (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. no adverse effect
- (10). How long has the property remained vacant? for 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? No adverse effect
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately
- (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. See attached.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. single family residential

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:

Name: Winters LLC

Address: 312 Huntcliff

City, State: Jonesboro AR ZIP 72404

Telephone: 870-932-4400

Facsimile: 870-932-4079

Signature: Karen Winters Member

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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