

# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 7/18/11  
Case Number: RZ 11-16

## LOCATION:

Site Address: 3813 + 3815 E. Highland Drive, Jonesboro, AR 72401  
Side of Street: NW corner of Highland and Bryan  
Quarter: 27N Township: 14 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: R2 Proposed Zoning: RM16 LAO, 8 units max.  
Size of site (square feet and acres): 23,506<sup>sq ft</sup> / .53<sup>acres</sup> Street frontage (feet): 131<sup>ft</sup> Highland / 179<sup>sq ft</sup> Bryan

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: no curbs + gutters with open ditch

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

C-3

South

R-2

East

B-2 / C-3

West

R-2 / C-3

vacant

Physical characteristics of the site:

Characteristics of the neighborhood:

majority multifamily

*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 1<sup>st</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

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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:

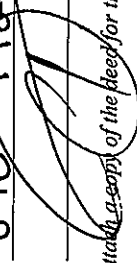
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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 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: Duyen Tran  
 Address: 1005 Brownstone  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 870-926-1554  
 Facsimile: 870-972-9665  
 Signature: 

**Applicant:**

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

MA  
 Name: Duyen Tran  
 Address: 1005 Brownstone  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 870-926-1554  
 Facsimile: 870-972-9665  
 Signature: 

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

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# ATTACHMENT

## Rezoning Information:

- Question 1.**  
**Answer 1.** How was the property zoned when the current owner purchased it?  
**R2**
- Question 2.**  
**Answer 2.** What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**The purpose of rezoning is Low Density Multi-Family Town Homes. The rezoning is necessary because R2 does not allow the quantity of units needed. If rezoned, how would the property be developed and used? It would be developed into Town Houses by Owner of the property.**
- Question 3.**  
**Answer 3.** What would be the density or intensity of development?  
**RM16 L.U.O., Maximum 8 units per acre requesting.**
- Question 4.**  
**Answer 4.** Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and The Future Land Use Plan?  
**Yes.**
- Question 5.**  
**Answer 5.** How would the proposed rezoning be to the public interest and benefit the community?  
**It would provide a buffer between R2, R1 Single Family and C3 Commercial and High Density Multi- Family.**
- Question 7.**  
**Answer 7.** How would the proposed rezoning be compatible with the zoning, uses and character of the surrounding area?  
**It is consistent with having apartments abutted .**
- Question 8.**  
**Answer 8.** Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**R2 zoning does not allow for flexibility and design and only allows one structure per lot.**
- Question 9.**  
**Answer 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.  
**The rezoning we are requesting is consistent with nearby property and will not affect the surrounding properties in any negative way.**
- Question 10.**  
**Answer 10.** How long has the property remained vacant?  
**We have been told there has never been a structure on this land.**
- Question 11.**  
**Answer 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 more than currently zoned.**
- Question 11.**  
**Answer 11.** No more than single family would. Also, we are encouraging law enforcement officers to live in the townhouses for lower rates.
- Question 12.**  
**Answer 12.** If the rezoning is approved, when would development or redevelopment begin?  
**Within 30 to 60 days**
- Question 13.**  
**Answer 13.** How do neighbors feel about the proposed rezoning?  
**We are preparing the information immediately for a neighborhood meeting that we will hold before rezoning committee meets with us to inform them of our plans and to address any and all concerns they may have.**
- Question 14.**  
**Answer 14.** If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted?  
**The only use that is desired is to have 8 units per acre for townhouses.**