



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 7/3/14
Case Number: RZ14-18

LOCATION:

Site Address: 2201 Needham, Jonesboro, AR 72401

Side of Street: S between Needham and Spence

Quarter: _____ Section: 29 Township: 14N 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: R-1 Proposed Zoning: RM-8

Size of site (square feet and acres): 11,200 sq. ft. Street frontage (feet): 220

Existing Use of the Site: Single family residence destroyed by fire

Character and adequacy of adjoining streets: Mix of single family & multi-family residences

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 R-1

South RM-8

East R-1

West R-2

Physical characteristics of the site: Vacant 80 x 140 lot

Characteristics of the neighborhood: Subdivision with a mixture of R-1, R-2 and RM-8 with C-S bordering Race Street

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 18 days prior to the next MAPC meeting. 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 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.

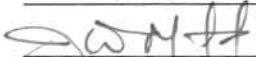
Name: MARMAC Construction, LLC

Address: 225 S. Main, Suite 102

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 336-0135

Facsimile: (870) 336-0167

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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ATTACHMENT TO APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT

1. Currently the property wished to be rezoned is R-1.
2. The purpose of the proposed rezoning is to make the property usable for multi-family development. The single family residence that was located on the property was destroyed in a fire. Several pieces of land around the property are zoned for multi-family.
3. It is the intention of the owners to use the property to develop higher-end multi family units with driveways, garages, and other amenities.
4. The property would be used to construct a duplex with each unit being 3 bedroom, two bath, and approximately 1500 square feet for each unit.
5. Yes
6. The proposed rezoning would provide more housing for residents of Jonesboro than a single family residence and add a completely new structure to the neighborhood with the hopes of improving the lot and surrounding properties.
7. The proposed rezoning would make the property compatible with the properties to the South and West of the property, as well as other properties in the same subdivision which are currently zoned for multi-family.
8. No.
9. The proposed rezoning should have no effect on any listed.
10. The property has been vacant since March 16, 2014.
11. None.
12. Development of the property would begin immediately upon successful rezoning.
13. No neighborhood meeting held.
14. N/A