

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 12-15-10

Case Number: RZ 10-21

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**LOCATION:**

**Site Address:** 1711 Arch Street

**Side of Street:** West Side of Arch Street

**Quarter:** Southwest    **Section:** 22, **Township:** 14 North, **Range:** 4East

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:** PD - RM (Maximum of four  
units per building) *(14 BLDGS)*

**Size of site** (square feet and acres): 207,245 S.F. - 4.76 Acres (+/-)

**Street Frontage** (feet): 385' (+/-) Arch Street

*=56 units*

**Existing Use of the Site:** Undeveloped

**Character and adequacy of adjoining streets:** Arch Street is an existing city street extending from Highland Drive, north to a gated fence on the south side of the Jonesboro Airport. Much of the street is not lined with curb and gutter. Near the northern end of the asphalt, there is an old concrete bridge.

**Does public water serve the site?** Yes.

**If not, how would water service be provided?** Extensions of the existing facilities will be necessary for further development of the site.

**Does public sanitary sewer serve the site?** Yes.

**If not, how would sewer service be provided?** Extensions of the existing facilities will be necessary for further development of the site.

**Use of adjoining properties:**

<b>North:</b>	Jonesboro Airport
<b>South:</b>	Residence - R-2
<b>East:</b>	Vacant - R-2
<b>West:</b>	Residential and Industrial (CWL treatment plant)

**Physical Characteristics of the site:**

The site is relatively flat with little topographic relief. The site contains the foundation of one residential structure. There are a few mature trees on the site.

**Characteristics of the neighborhood:**

The area immediately to the east is undeveloped. The Jonesboro Airport (Runway 31-13) lies north and east of this site. The general area is a mix of duplexes, triplexes, and small single family homes.

*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 at the time of acquisition.

**(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

This area could be developed as a subdivision with a zoning classification of R-2, and each lot could contain a four-unit (quadra-plex) building. However, in the interest of creating a development that does not simply appear monotonous, the owner is requesting a level of latitude in the building layout.

**(3) If rezoned, how would the property be developed and used?**

The property would be developed and used as quadra-plex units, just as if the property is not rezoned.

**(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

There are a total of 56 units proposed, which yields a density very similar to, but slightly less than what is currently allowed under the current classification of R-2.

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

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Regional Airport. Therefore, residential development similar in nature to the existing housing should be appropriate. Therefore, the requested zoning classification of PD-R, is 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?**

The proposed development would add yet another alternative to the current residential selections available. These would, by definition, be new construction, thereby assisting the economic development of Jonesboro as well as being new and attractive.

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

The character of the area is very similar in nature to the units that are proposed. Therefore, the proposed rezoning would be very compatible with the existing facilities.

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

Though the property could be developed in accordance with the existing zoning, the proposed layout of the site, while maintaining a similar density, provides a more open feeling with the buildings being more scattered about the site, rather than arranged in straight lines.

**(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 new attractive residential development should have no detrimental impact on any of the following aspects, any more so than development under the current classification:

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

The proposed use does not restrict any existing surrounding uses.

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**(10) How long has the property remained vacant?**

Aside from observations of portions of one old foundation, this tract appears to be undeveloped.

**(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 new attractive residential development should have no detrimental impact on any of the following aspects, any more so than development under the current classification:

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

This development would most-likely begin in the spring, and be completed in a number of phases as units were completed and tenants moved into the completed units. Since it will be market-driven, the official time-line for development is not known.

- (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.***

It is the understanding of the owner / applicant, certain parties in the general area have contacted legal counsel, and that same legal counsel has indicated the main factor in consideration of the development of this property is the increase in traffic, as it enters Highland Drive. It should be noted the property can be developed with the same number of units and residences, with or without the change in zoning classification. A change in the classification will allow a development with more open areas, and a more sparse building placement, thereby creating a more aesthetically pleasing development than is possible under the current classification.

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

This requested rezoning is intended to be Planned Development - Residential (PD-RM). However, the applicant is requesting placement of fifty-six (56) units, with no more than four (4) units per building. If those requests make a more appropriate designation as PD-R, LUO, then there is no opposition to that.

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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:

Mr. Wesley Abernathy  
PO Box 1368  
Jonesboro, AR 72403  
Client Phone #: 336-1822

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