



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 12-20-11  
Case Number: RZ 11-29

### LOCATION:

Site Address: BRIDLEWOOD DRIVE

Side of Street: W&E between BRIDLEWOOD and SADDLECREST

Quarter: N1/2SW1/4 Section: 34 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: R-1 Proposed Zoning: RM-12LUO DUPLEXES

Size of site (square feet and acres): 10.1AC Street frontage (feet): 1320

Existing Use of the Site: PLATTED R-1 LOTS

Character and adequacy of adjoining streets: SB-2

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 INDUSTRIAL - APARTMENTS

South RESIDENTIAL - FARMING

East RESIDENTIAL - VACANT

West RAILROAD

Physical characteristics of the site: FLAT

Characteristics of the neighborhood: RESIDENTIAL

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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? AGRICULTURAL
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
TO CONSTRUCT DUPLEXES
- (3). If rezoned, how would the property be developed and used?  
RESIDENTIAL DUPLEXES
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
TWO UNITS PER LOT
- (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?  
PROVIDE AFFORDABLE HOUSING FOR NETTLETON SCHOOL DISTRICT
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
RESIDENTIAL
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
THE ECONOMIC MARKET FOR THE SALE OF HOUSES HAS DECLINED TO POINT OF LOW SALES
- (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?  
MORE THAN 5 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?
- (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.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
LUO FOR DUPLEXES

**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:	<u>B &amp; T LAND CO, LLC</u>	Name:	_____
Address:	<u>6555 HWY 1 SOUTH</u>	Address:	_____
City, State:	<u>JONESBORO, RR ZIP 72404</u>	City, State:	_____ ZIP _____
Telephone:	<u>(870) 931-4800</u>	Telephone:	_____
Facsimile:	<u>(870) 931-0167</u>	Facsimile:	_____
Signature:	<u><i>Sherry Julian</i></u>	Signature:	_____

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

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