



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 9.25.18 Date Received: 8.22.18
Meeting Deadline: 8.17.18 Case Number: RZ18-22

LOCATION:

Site Address: 100 Kathleen Drive Jonesboro, Ar 72404

Side of Street: East between Prospect Road and Pacific Road

Quarter: SW Section: 14 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: R1 Proposed Zoning: RS-8

Size of site (square feet and acres): 25.73 Acres Street frontage (feet): 1455 FT

Existing Use of the Site: Farmland

Character and adequacy of adjoining streets: Kathleen is in good condition

Does public water serve the site? No

If not, how would water service be provided? CWL has been contacted & a verbal agreement has been made as far as providing water to the site.

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North I-1 LUO: vacant lot

South R-1; Residential; Farmland

East R-1 ; Farmland

West I-2 Industrial; Jonesboro Municipal Airport

Physical characteristics of the site: flat farmland; Murray Creek runs adjacent to the land on the East

Characteristics of the neighborhood: Farmland with few residential lots, several other apartment complexes are being constructed to the south.

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 on the public meeting schedule. 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?
The property was zoned R-1 Residential when purchased.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The rezoning is to provide compliance for 50ft wide lots
- (3). If rezoned, how would the property be developed and used?
Developed for 50ft wide residential lots;
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The rezoning would provide the opportunity to develop approximately 100 residential units.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
RS-8 deems consistent with moderate intensity growth as shown on the Land Use Plan.
- (6). How would the proposed rezoning be the public interest and benefit the community?
Rezoning would provide opportunity for modest, affordable homes within the city limits of Jonesboro.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Adjacent land is zoned residential; there are higher density developments currently in place on Kathleen St.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
A 50ft wide residential lots are not permissible under an R1 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. The proposed rezoning would not negatively impact the surrounding areas.
- (10). How long has the property remained vacant?
A house currently exists on tract 1, Lot 1 has remained vacant since the purchase of the land.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
The proposed development would not impact these areas in any significant measure.
- (12). If the rezoning is approved, when would development or redevelopment begin?
The development would begin within 6 months of approval
- (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: Morris Real Estate Holdings, LLC
 Address: POB 1081
 City, State: Jonesboro, Arkansas ZIP 72403
 Telephone: 870-919-7700
 Facsimile: _____
 Signature: [Signature]

Applicant: SAME

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

OWNERS
 Name: James W. Bowman
 Address: 3032 Quail Dr
 City, State: Jonesboro AR ZIP 72404
 Telephone: 870-275-2007
 Facsimile: _____
 Signature: [Signature]

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

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