



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 06-17-09  
Case Number: RZ-09-12

## LOCATION:

Site Address: 2202 Spence Circle

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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 (to build 1 Duplex) L.U.

Size of site (square feet and acres): \_\_\_\_\_ Street frontage (feet): \_\_\_\_\_

Existing Use of the Site: Empty Lot

Character and adequacy of adjoining streets: access from 3 paved roads <sup>1)</sup> Race St., <sup>2)</sup> Needham St., <sup>3)</sup> S Caraway

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 House

South Apartments

East House

West Apartments

Physical characteristics of the site: Empty level lot

Characteristics of the neighborhood: mixture of apartments, Commercial, houses

*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 17<sup>th</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.*

**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:*

**SEE ATTACHED**

- (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: Bill Brand  
 Address: 2116 E. Lawson Rd.  
 City, State: Jonesboro, Ar ZIP 72404  
 Telephone: H-870-802-2907 C-870-926-1550  
 Facsimile: \_\_\_\_\_  
 Signature: Bill Brand

**Applicant:**

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

I am buying the property if rezoned

Name: Brad Payne  
 Address: 4120 Cypress Moss Rd.  
 City, State: Jonesboro Ar ZIP 72401  
 Telephone: C-870-930-5955 W-870-762-7139  
 Facsimile: \_\_\_\_\_  
 Signature: Brad Payne

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

Email bpayne@nuccor-yamato.com

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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?
  - It was and is zoned R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
  - We want to rezone the lot to RM-8 and build 1 duplex.
  - Rezoning is necessary to build a duplex on lot.
- (3). If rezoned, how would the property be developed and used?
  - We are going to build an all brick duplex 34ft wide and 68ft long. Each unit will be 34ft by 34ft 1156 sqft.
- (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 development will be 2 units (1 duplex).
  - Total building size of 34ft X 68ft/total sqft of 2312
  - Each unit will be 34ft by 34ft for a total sqft of 1156
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
  - Yes
- (6). How would the proposed rezoning be the public interest and benefit the community?
  - It will provide an upscale development at an affordable price.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
  - The surrounding area is a mixture of apartments, commercial, and houses. The street that the lot sits on has 14 lot (15 due to lot 8 being split). There is 1 house that is a rental, the rest are apartments and commercial property.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
  - Yes it is zoned R-1 for single family only.
- (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.
  - I believe it will add value to the surrounding properties.
  - It is just going to be 2 units so it should have little impact on traffic.
  - The lot is level and drain good as is.
  - It will be a new construction in an area where everything is at least 15 years old
- (10). How long has the property remained vacant?
  - It is an empty lot with no structure on it.

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

- It will have no impact. A house use to stand on the property.

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

- Once rezoned and building permits are approved development will start.

(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.*

- The proposed rezoning has not been discussed with neighbors because the street is all apartments and commercial properties. There is one house on the street and it is a rental.

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