



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

11/15/15

Case Number:

RZ 15-01

LOCATION:

Site Address:

1621 N. Patrick Street

Patrick Street at intersection with Daybreak Drive

Side of Street: West

between Lost Creek Ditch

and Daybreak Street

Quarter: NE

Section: 07

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:

RS-7 (12.8 acres), RM-8 (12.8 acres)

Size of site (square feet and acres): 1,118,516 Sq Ft – 25.68 Ac

Street frontage (feet):

878.76'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets:

Patrick Street – 2-lane asphalt street

Does public water serve the site? YES

If not, how would water service be provided?

N/A

Does public sanitary sewer serve the site?

YES

If not, how would sewer service be provided?

N/A

Use of adjoining properties:

North Residential

South Residential

East Residential

West Residential

Physical characteristics of the site:

Mix woods and pasture

Characteristics of the neighborhood:

Residential neighborhood on east side of Patrick Street, large residential tracts to the north, residential tracts and multi-family to the west and south of site.

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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? RESIDENTIAL R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO ALLOW DEVELOPMENT AND CONSTRUCTION OF SINGLE-FAMILY AND ELDERLY HOUSING NEEDED IN THE AREA.
- (3). If rezoned, how would the property be developed and used? TO CONSTRUCT SINGLE-FAMILY AND ELDERLY HOUSING.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? SINGLE-FAMILY – 7 UNITS PER ACRE, LOT SIZE 8,340 SQ. FT., ELDERLY 8 UNITS PER ACRES (DUPLEX), LOT SIZE 13,270 SQ. FT.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
NO, THE REQUEST IS NOT CONSISTENT WITH THE CURRENT LAND USE PLAN WHICH SHOWS AREA AS A SINGLE FAMILY-LOW DENSITY, BUT IS CONSISTENT WITH THE CURRENT USES OF THE NEIGHBORHOOD WHICH INCLUDES RESIDENCES AND MULTI-FAMILY HOUSING..
- (6). How would the proposed rezoning be the public interest and benefit the community?
IT WOULD PROVIDE HOUSING OPPORTUNITIES FOR LOW-INCOME FAMILIES AND THE ELDERLY.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
REZONING WOULD BE CONSISTENT WITH THE CURRENT USE AND CHARACTER OF THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
RS-7 ZONING WOULD ALLOW SMALLER LOTS AND RM-8 ZONING WOULD ALLOW DUPLEX HOUSING NOT ALLOWED WITHIN R-1 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. THIS REZONING SHOULD NOT ADVERSLY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? N/A
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? TRAFFIC GENERATED WOULD BE COMPARABLE WITH RESIDENTIAL DEVELOPMENT AND SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION DURING SUMMER.
- (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.* PUBLIC MEETING SCHEDULED FOR JANUARY 22 TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

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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.

Name: Bonnie Goad
Address: 1309 Liden
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: _____
Facsimile: _____
Signature: _____

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

Name: Gayle Gambil
Address: 1311 Nettleton Circle
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: _____
Facsimile: _____
Signature: _____

Name: _____
Address: _____
City, State: _____
Telephone: _____
Facsimile: _____

Applicant:

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

Agent

Name: Denver Dudley
Address: 2704 S. Culberhouse, Suite A
City, State: Jonesboro AR ZIP 72401
Telephone: 870-930-4042
Facsimile: 870-935-4587
Signature: Denver Dudley

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