

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

=====

LOCATION:

Site Address: 1917 Keller's Chapel Road, Jonesboro, AR 72404

Side of Street: South side of Keller's Chapel Road

Quarter: SE¼ SE¼ Section 35, Township: 14 N, Range: 3 E

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 and C-3 **Proposed Zoning:** RM-8; LUO
Multi-family Residential

Size of site (square feet and acres): 72,714 S.F. – 1.67 Acres

Street Frontage (feet): 188 feet along Keller's Chapel Road

Existing Use of the Site: One abandoned single family home – formerly occupied by applicant's grandparents.

Character and adequacy of adjoining streets: Keller's Chapel Road is a two lane asphalt street. The development in the immediate area is relatively sparse, with moderate size single family lots far to the west. Keller's Chapel Road easily accommodates the demand. The Jonesboro Master Street Plan has designated Keller's Chapel Road as a "Collector" (80' Right-of-Way), and the intersection of Keller's Chapel Road and Southwest Drive (AKA Highway 49), is already controlled with a traffic signal. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There is an existing 8" water line on the south side of Keller's Chapel Road.

If not, how would water service be provided? N/A

SCOTT - REZONING APPLICATION

01/11/17

PAGE 2 OF 6

Does public sanitary sewer serve the site? There is no sanitary sewer in the immediate area.

If not, how would sewer service be provided? Sanitary sewer service is anticipated by the extension of the existing sewer line that is approximately 600' south of the site.

Use of adjoining properties:
North: One single family residence on a large parcel, approximately 750 feet north of Keller's Chapel Road, and accessed by Horne Drive. Two other large vacant parcels.
South: Couple of elongated parcels with sparse residential development. (One home per tract.)
East: Existing C-3 with one vacant building formerly used by the Knights of Columbus.
West: Three moderate size residential parcels, each containing an older building, the southern-most building being used as a "shop".

Physical Characteristics of the site:

The site is generally wooded with slopes in a southerly direction.

Characteristics of the neighborhood:

The site was, at one time, very near (750') what was to be the site of a new retail mall. The former mall property still has a zoning classification of C-3, LUO. The site to the east is the former location of the Knights of Columbus, but has been vacant for a considerable time now. Approximately 900' to the west is the Meadowwood Subdivision; moderate size single-family homes. To the north are three large parcels, one of which contains a single-family home which is approximately 750' north of Keller's Chapel Road, and is accessed from Horne Drive. To the south are a couple of elongated parcels with sparse residential development. (One home per tract.)

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 questions in detail:*

(1) How was the property zoned when the current owner purchased it?

The property was formerly owned by the applicant's grandparents, and currently contains a mixed zoning of R-1 and C-3. The current owner and applicant has now purchased the remaining interest in the land from her cousins.

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

The parcel to the east contains nearly six acres of C-3 General Commercial. Because there is no way of knowing what might be developed on that C-3 parcel, developing this parcel as an R-1 subdivision would be a difficult product to sell. The applicant proposes to "down-zone" the C-3 General Commercial portion of the property, and reclassify the R-1 portion of the property to a Multi-family (RM-8; LUO), with a maximum of twelve dwelling units for the entire site, thereby creating a transition between the existing General Commercial to the east, and the remaining R-1 property to the west.

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

The proposed use of this land is to erect six (6) duplex buildings, yielding a total of twelve (12) residential units for rental property.

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

The site planning to date indicates the desire to construct six (6) duplex units pm the site, yielding a total of twelve (12) residential units, positioned on 1.67 acres. That translates to a density less than 7.2 units per acre.

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

The *Jonesboro Land Use Plan*, as shown within the City GIS Map, indicates this area to be "PMUA". This designation is apparently a Planned Mixed Use Area. Therefore, this request would seem to be consistent with the *Jonesboro Land Use Plan*. The plan also calls for Medium Density, which is defined as a maximum of eight (8) units per acre.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development involves the removal of the old existing home, and re-development of the site which provides additional residential housing and a transition development between the existing C-3 General Commercial to the east, and existing R-1 Single Family classifications to the west, thereby providing jobs for the area, as well as future economic benefits.

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

As mentioned, this proposed development would provide a transition classification between the existing C-3 General Commercial to the east, and the existing R-1 Single Family classification to the west.

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

A portion of the land is zoned C-3, General Commercial, and a portion of the land is zoned R-1, Single Family. However, as they exist, neither tract would be of sufficient size to be developed efficiently.

(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 proposed development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values (Increase the value of this property.)
- B) Traffic (City designated Keller's Chapel as a Collector.)
- C) Drainage (Required storm water management.)
- D) Visual Appearance (Property will be screened on east, south, and west.)
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property contains one single family home, though it is in poor condition. The existing structure was the home of the applicant's grandparents.

(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 newly developed site should have no detrimental impact on any of the following aspects.

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

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

The proposed development time-frame would be in the hands of the owner, though by all indications, they intend to begin as soon as practical.

(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.*

No formal meeting has been held with the adjacent owners but the applicant has discussed this development with several of the adjacent owners. To date the only opposition has been with Mr. Don Roach, who voiced his concerns to MAPC on 01/10/17.

(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 a Limited Use Overlay (LUO).

- A) Residential use only.
- B) All habitable structures are to be duplexes.
- C) Maximum of twelve (12) dwelling units on the overall site.
- D) Optional storage building for the owner's maintenance tools and equipment.

SCOTT - REZONING APPLICATION

01/11/17

PAGE 6 OF 6

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 an 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.

The owner of the property is:

Ms. Devon Scott
11560 Highway 358
Paragould, AR 72450

Applicant:

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

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.*