

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 6/14/13
Case Number: RZ 13-10

LOCATION:

Site Address: Site Addresses not yet assigned. Undeveloped, recorded subdivision east of Culberhouse, north of Johnson Avenue.

Side of Street: Plated, yet undeveloped streets contained within the request are Bradley Street, Gwen Street 5th Street and Beth Street.

Quarter: Southwest **Section:** 7, **Township:** 14 North, **Range:** 4 East

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-3 **Proposed Zoning:** PD-R, Planned Development Residential

Size of site (square feet and acres): 531,109 S.F. – 12.19 Acres
Street Frontage (feet): 60 feet along Bradley Street East Side;
60 feet along Bradley Street West Side

Existing Use of the Site: Vacant - Undeveloped

Character and adequacy of adjoining streets: Bradley Street and Culberhouse Streets are the streets in the immediate area. They accommodate the demand at this point with ease. Based upon the target market of the developer, these streets, in their current conditions, should remain adequate to accommodate the minor increases.

Does public water serve the site? Existing 6" on each end of the site

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

ABRAHAM - REZONING APPLICATION

06/13/13

PAGE 2 OF 6

Does public sanitary sewer serve the site? Existing 8" on the southern boundary of the site.

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

Use of adjoining properties:	North:	Vacant Agricultural Use
	South:	R-3 Single Family
	East:	R-3 Single Family
	West:	R-3 Single Family

Physical Characteristics of the site:

The site is wooded with very gentle slopes to the south and east.

Characteristics of the neighborhood:

To the east, west and south are existing R-3, Single Family residences. Most of the homes appear to have been constructed in the 1970's.

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ABRHAM - REZONING APPLICATION

06/13/13

PAGE 3 OF 6

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 is currently zoned R-3.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
With the recent trends in residential development, the developer believes there is a market for the proposed duplex product. In order to develop the style community desired, this area must be reclassified as a Planned Development.
- (3) **If rezoned, how would the property be developed and used?**
The developer desires to enhance this land with green spaces and duplexes. The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro.
- (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 forty four (44) duplex units on 12.19 acres. The proposed density will be lower than what is allowed under the current zoning classification of R-3.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* (1996) indicates the corridor in this area to be for open space and greenway, seemingly centered on the drainage features in the area. However, the areas to the east, west, and south are already occupied by R-3 Single Family homes. Though the request is not consistent with the plan, it is consistent with the current use of the surrounding neighborhood.

ABRAHAM - REZONING APPLICATION

06/13/13

PAGE 4 OF 6

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

The proposed development involves further development of an existing, ongoing residential area, 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, it appears the majority of the homes in this area were constructed in the 1970's. The proposed use of the land is very consistent with the surrounding area, and should blend in very well.

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

This area was platted some time ago. There is apparently no current market for this type development in this immediate area. The developer offers a slightly different product (duplexes) at a density that is lower than what is allowed by the current platting. With the changes in the development trends that have occurred within the past sixteen years, reconsideration of the intent of the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* should be included in evaluation of this request.

(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
- B) Traffic
- C) Drainage
- D) Visual Appearance
- 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 has never been developed.
- (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 potential developer. The desire is to begin as soon as practical, and strive to complete the initial phase of the development by late spring of 2014.
- (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 meeting has been held with the adjacent owners.
- (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 not intended to be a Limited Use Overlay (LUO).

6

ABRAHAM - REZONING APPLICATION

06/13/13

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.

Applicant:

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

The owner of the property is:

Robert Abraham
2608 Duckswater
Jonesboro, AR 72404


with written permission from -
owner -

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

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