



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

5/11/17

Case Number:

R217-10

LOCATION:

Site Address: 1612 Patrick Street

Side of Street: East between Daybreak Drive and Pratt Circle

Quarter: PT NW Section: 8 Township: T14N Range: R4E

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

Size of site (square feet and acres): 78327.47 SQ. FT. (1.80 Ac) Street frontage (feet): 231.38'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Asphalt paving. Good condition.

Does public water serve the site? Yes, CWL

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes, CWL

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Modular Residence

South Frame Residence (Rental)

East Residential (Rental)

West Multi-family development RM-8

Physical characteristics of the site: Vacant – relatively level

Characteristics of the neighborhood: Older neighborhood Northerly, East, and South with mixture of single family and rental property, new multi-family to west.

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 18 days prior to the next MAPC meeting. 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? Currently R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? The area is being redeveloped.
- (3). If rezoned, how would the property be developed and used? Multifamily
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? RM-8 (8 units per acre)
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Proposed rezoning is consistent with new development in the area.
- (6). How would the proposed rezoning be the public interest and benefit the community? Affordable housing.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Area to west being developed with a mixed use residential and multifamily housing.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Area is being redeveloped.
- (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 is an older area, new and redevelopment is occurring at this time, property value is on the ingress, as with any new development more traffic will occur. Drainage will meet COJ requirements. Visual appearance will be new construction with landscaping. Do not anticipate additional noise, light, or vibration than normal use of the surrounding area.
- (10). How long has the property remained vacant? 5+ years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? Do not anticipate additional needs beyond the normal growth pattern.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within 12 months.
- (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. A letter has been sent to adjoining land owners.
- (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:

Address:

1411 Investors, Inc
Amy D
2360 Manchester Dr
Jonesboro, NC 27461

Applicant:

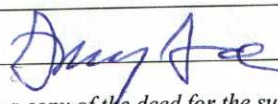
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name:

Address:

Amy D
2360 Manchester Dr
Jonesboro, NC 27461

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City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____ 

City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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

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* J B 2 0 1 5 R - 0 1 7 2 2 2 6 *

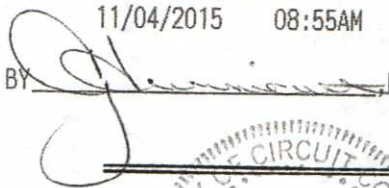
JB2015R-017222

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

11/04/2015 08:55AM

BY  D. C.



* J B 2 0 1 5 R - 0 1 6 7 3 8 0 *

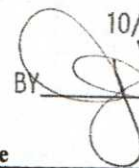
JB2015R-016738

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

10/26/2015 01:30PM

BY  D. C.

THIS INSTRUMENT PREPARED BY: Garry Tate

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

NOTE: This Warranty Deed is being re-recorded to correct the name of the Buyer.

THAT WE, **Larry Anderson and Brenda Carol Anderson, husband and wife, William Winfield Anderson and Brunilda Anderson, husband and wife, Gary Anderson and Kimberly Kay Craig, husband and wife, and Cleo Terrance Anderson, a single person**, for and in consideration of the sum of \$10.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **141 Investments, Inc. & unto its successors** and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

To have and to hold the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantee** that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, **Larry Anderson and Brenda Carol Anderson, husband and wife, William Winfield Anderson and Brunilda Anderson, husband and wife, Gary Anderson and Kimberly Kay Craig, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 19th day of **October, 2015**.

[Signature]
LARRY ANDERSON

[Signature]
BRENDA CAROL ANDERSON

[Signature]
WILLIAM WINFIELD ANDERSON

[Signature]
BRUNILDA ANDERSON

[Signature]
GARY ANDERSON

[Signature]
KIMBERLY KAY CRAIG

Cleo Terrance Anderson by Kimberly Craig, his attorney-in-fact
CLEO TERRANCE ANDERSON, by Kimberly Craig, his attorney-in-fact

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Larry Anderson and Brenda Carol Anderson, husband and wife, and William Winfield Anderson and Brunilda Anderson, husband and wife**, to me well known as 4 of the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 21st day of **October, 2015**.

My Commission Expires:
8-20-2020

[Signature]
Notary Public



7011 3500 0000 0862 4186

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Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.75	

Sent To: Donald Pratt
 Street, Apt. No., or PO Box No. 1505 Mitzi Lane
 City, State, ZIP+4 Jonesboro, AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0000 0862 4209

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.75	

Sent To: Kelley Rental Properties LLC
 Street, Apt. No., or PO Box No. PO Box 17321
 City, State, ZIP+4 Jonesboro, AR 72403

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.75	

Sent To: Stoneage Properties LLC
 c/o Jerry & Patricia Dodson
 Street, Apt. No., or PO Box No. 3506 E Thomas Green Rd.
 City, State, ZIP+4 Jonesboro, AR 72401

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Certified Fee	\$0.00	
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.75	

Sent To: KWL Properties, LLC
 Steve Perry
 Street, Apt. No., or PO Box No. 109 E Madison Ave
 City, State, ZIP+4 Bastrop, LA 71220

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Certified Fee		\$0.00	
Return Receipt Fee (Endorsement Required)		\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$		05/10/2017

Sent To
 SPS ATT Dr. Kim Wilbanks, Superintendent
 Street, Apt. No.,
 or PO Box No. 2506 SW Square
 City, State, ZIP+4 Jonesboro, AR 72401

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Return Receipt Fee (Endorsement Required)		\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$		05/10/2017

Sent To
 Wanda & Joey Blake
 Street, Apt. No.,
 or PO Box No. 1408 N Patrick
 City, State, ZIP+4 Jonesboro, AR 72401

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Return Receipt Fee (Endorsement Required)		\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$		05/10/2017

Sent To
 Herbert L. Granger
 Street, Apt. No.,
 or PO Box No. 115 N Hickory
 City, State, ZIP+4 Brookland, AR 72417

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7011 3500 0000 0862 4247

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Certified Fee		\$0.00	
Return Receipt Fee (Endorsement Required)		\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$		05/10/2017

Sent To
 TH & Mildred Cunningham
 Street, Apt. No.,
 or PO Box No. 1622 N Patrick
 City, State, ZIP+4 Jonesboro, AR 72401-8864

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See Reverse for Instructions



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) **01-0731:**

- | | | |
|---|--|--|
| ☐ Single Family Dwelling | ☐ Multiple Family Dwelling | ☐ Detached/Accessory Bldg |
| ☐ Single Family Additions | ☐ Single Family Alterations | ☐ Swimming Pools |
| ☐ Walls, Fences, Decks Etc | ☐ Multi Family Additions | ☐ Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) **01-0732:**

- | | | |
|--|---|--|
| ☐ Building _____ Sqft. | ☐ Interior Alterations/Repairs | ☐ Awnings/Canopies |
| ☐ Accessory Bldgs, etc. | ☐ Parking Lots | ☐ Landfill and Extraction |
| ☐ Gravel Mining | ☐ Change of Use | ☐ Storage Tanks |
| ☐ Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- | |
|--|
| ☐ Single Family Districts _____ Acres |
| ☐ Multi Family Districts _____ Acres |

Non-Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- ☒ Zoning Map Amendments 1.80 Acres

Special District Applications **01-0516:**

- | | |
|--|--|
| ☐ Village Residential Overlay | ☐ JMA-O, Jonesboro Municipal Overlay District |
| ☐ Planned Development District _____ phase (preliminary, final, modification) | |

Board of Zoning Appeals Fee **01-0516:**

- | | | | |
|--------------------------------------|-------------------------------------|--|--|
| ☐ Residential | ☐ Commercial | ☐ Conditional Use | ☐ Compatible Non-Conforming Use |
|--------------------------------------|-------------------------------------|--|--|

Subdivision Planning Fees **01-0733:**

- | | |
|--|--|
| ☐ Minor Plats & Replats | ☐ Reviews MAPC Approval: _____ Lots _____ Acres |
|--|--|

On/Off-Premise Signage Permits – Planning Review **01-0734:**

- | | | |
|--|---|--|
| ☐ Billboards | ☐ High Rise Interstate _____ faces | ☐ Bulletin Board _____ Sqft |
| ☐ Construction Sign | ☐ Ground Sign _____ Sqft | ☐ Wall & Awning _____ Sqft |
| ☐ Directional Sign _____ Sqft | ☐ Pole Sign _____ Sqft | ☐ Marquee Sign _____ Sqft |
| ☐ Promo Event | ☐ Special Event Sign | ☐ Grand Opening Sign |
| ☐ Corner or Interior Parcel Sign _____ Sqft | ☐ Faces _____ | |

Zoning Sign Deposit **01-0155:** ☐ _____ Number of Signs

Mapping and Duplicating Services Per Page **01-0735:**

- | | | | |
|---|---|--|--|
| ☐ 8 1/2" x 11" BW Copies | ☐ 8 1/2" x 11" Color Map | ☐ Over Size Page | ☐ Zoning Resolution |
| ☐ Zoning Map 36"x50" | ☐ Land Use (36"x44") | ☐ 11"x17" Map | |
| ☐ Property Owner Search/Plat Map | | ☐ Zoning Certification Letter | |

Total Pages _____

Description: Rezoning

Total Amount Due: \$430.00

Site: Address: 11612 Patricia St.

Tracking No.: RZ 17-10

Customer

Customer #

City Official

Date

Pd in collections

5/11/17