



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 4/18/11
Case Number: RZ 11-12

LOCATION:

Site Address: North side of Colony Drive, East of Antosh Circle / Railroad
 Side of Street: N between Antosh and Richardson
 Quarter: _____ Section: 4S Township: 13N 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: RM-4 L.U.O, 4 units per acre
 Size of site (square feet and acres): 374,616 sq. ft 8.60 acres Street frontage (feet): 394.11 on Colony Drive
 Existing Use of the Site: vacant
 Character and adequacy of adjoining streets: public improvement
 Does public water serve the site? yes
 If not, how would water service be provided? ●
 Does public sanitary sewer serve the site? on South side of Colony
 If not, how would sewer service be provided? _____
 Use of adjoining properties:
 North: R-1
 South: R-1
 East: R-1/C-3
 West: C3
 Physical characteristics of the site: Vacant, with flood plain
 Characteristics of the neighborhood: residential and commercial

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 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 this application answering each of the following questions in detail:*

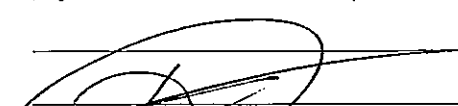
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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:

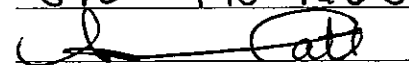
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: DUYEN V TRAN
 Address: 1005 BROWNSTONE
 City, State: JONESBORO AR ZIP 72404
 Telephone: 870 926 1554
 Facsimile: _____
 Signature: 

Applicant:

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

Architectural designer

Name: Andrea Tate
 Address: 402 S. Main
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870 - 243-4800
 Facsimile: 870 - 972-9665
 Signature: 

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

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ATTACHMENT

Rezoning Information:

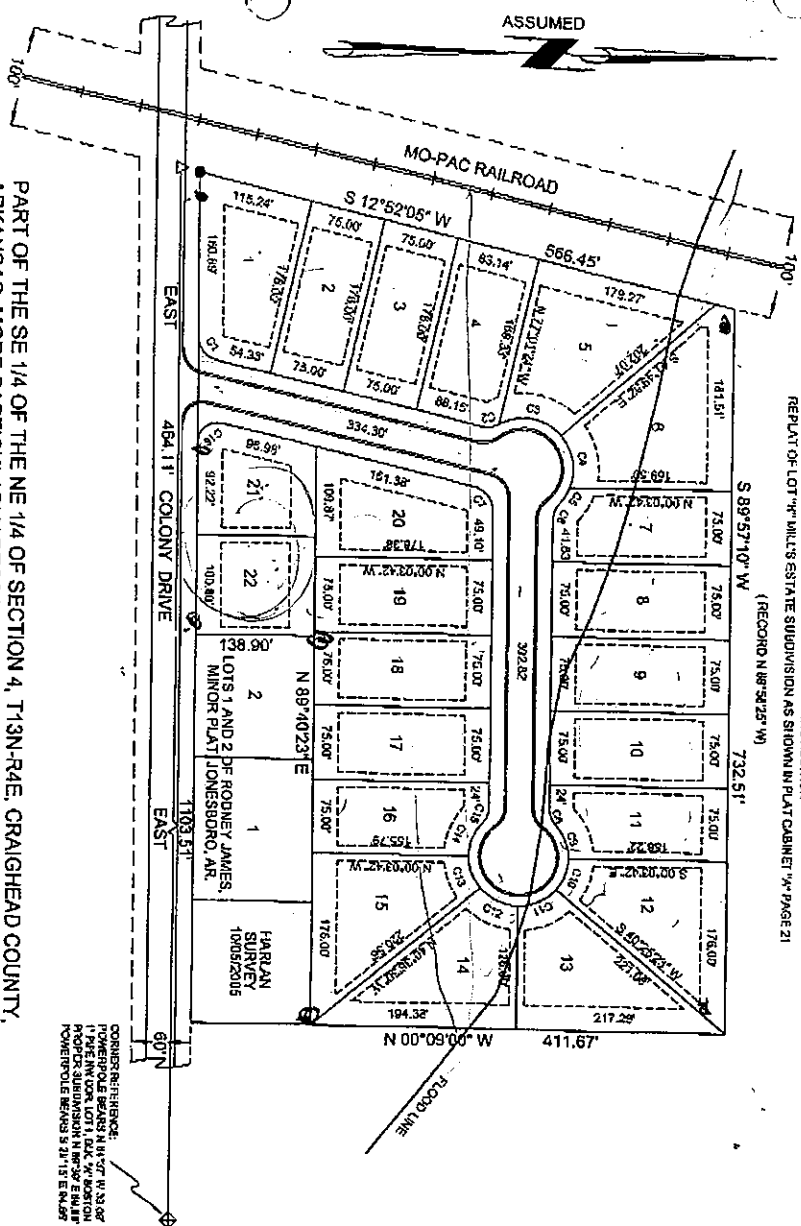
- Question 1.** How was the property zoned when the current owner purchased it?
Answer 1. R1
- Question 2.** What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Answer 2. **The purpose of rezoning is Low Density Multi-Family Town Homes. The rezoning is necessary because R1 Single Family is not advantageous to a railroad.**
- Question 3.** If rezoned, how would the property be developed and used?
Answer 3. **It would be developed into Town Houses by Owner of the property.**
- Question 4.** What would be the density or intensity of development?
Answer 4. **Four (4) units per acre**
- Question 5.** Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and The Future Land Use Plan?
Answer 5. **The land use plan recommends high density single family.**
- Question 6.** How would the proposed rezoning be to the public interest and benefit the community?
Answer 6: **It would provide a buffer between R1 Single Family and C3 Commercial and High Density Multi- Family.**
- Question 7.** How would the proposed rezoning be compatible with the zoning, uses and character of the surrounding area?
Answer 7. **It would provide a transition of buffering to high intense uses.**
- Question 8.** Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Answer 8. **R1 is not likely to build on land that has a railroad track on it.**
- Question 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.
Answer 9. **It will be Low Density; therefore it will not affect it any different than single family would.**
- Question 10.** How long has the property remained vacant?
Answer 10. **We have been told there has never been a structure on this land.**
- Question 11.** What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police and emergency medical services?
Question 11. **No more than single family would. Also, we are encouraging law enforcement officers to live In the townhouses for lower rates.**
- Question 12.** If the rezoning is approved, when would development or redevelopment begin?
Answer 12. **Within 30 to 60 days**
- Question 13.** How do neighbors feel about the proposed rezoning?
Answer 13. **We are preparing the information immediately for a neighborhood meeting that we will hold before rezoning committee meets with us to inform them of our plans and to address any and all concerns they may have.**
- Question 14.** If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted?
Answer 14. **The only use that is desired is to have 4 units per acre for townhouses.**

ATTACHMENT

Rezoning Information:

- Question 1.** How was the property zoned when the current owner purchased it?
Answer 1. R1
- Question 2.** What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Answer 2. The purpose of rezoning is Low Density Multi-Family Town Homes. The rezoning is necessary because R1 Single Family is not advantageous to a railroad.
- Question 3.** If rezoned, how would the property be developed and used?
Answer 3. It would be developed into Town Houses by Owner of the property.
- Question 4.** What would be the density or intensity of development?
Answer 4. Six (6) units per acre
- Question 5.** Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and The Future Land Use Plan?
Answer 5. The land use plan recommends high density single family.
- Question 6.** How would the proposed rezoning be to the public interest and benefit the community?
Answer 6: It would provide a buffer between R1 Single Family and C3 Commercial and High Density Multi- Family.
- Question 7.** How would the proposed rezoning be compatible with the zoning, uses and character of the surrounding area?
Answer 7. It would provide a transition of buffering to high intense uses.
- Question 8.** Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Answer 8. R1 is not likely to build on land that has a railroad track on it.
- Question 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.
Answer 9. It will be Low Density; therefore it will not affect it any different than single family would.
- Question 10.** How long has the property remained vacant?
Answer 10. We have been told there has never been a structure on this land.
- Question 11.** What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police and emergency medical services?
Question 11. No more than single family would. Also, we are encouraging law enforcement officers to live In the townhouses for lower rates.
- Question 12.** If the rezoning is approved, when would development or redevelopment begin?
Answer 12. Within 30 to 60 days
- Question 13.** How do neighbors feel about the proposed rezoning?
Answer 13. We are preparing the information immediately for a neighborhood meeting that we will hold before rezoning committee meets with us to inform them of our plans and to address any and all concerns they may have.
- Question 14.** If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted?
Answer 14. The only use that is desired is to have 6 units per acre for townhouses.

ASSUMED

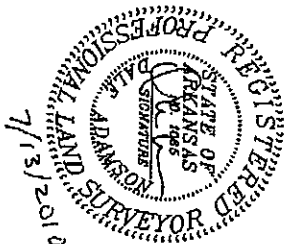


REPLAT OF LOT 11, 12 AND 3 OF THE REAL KING ADDITION
 (RECORD N 88°57'40" W)
 732.51'

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, T13N-R4E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE WEST 1103.51 FEET TO THE POINT OF BEGINNING; THENCE N 00°09'00" W 138.90 FEET; THENCE N 89°40'23" E 386.00 FEET; THENCE N 00°09'00" W 411.67 FEET; THENCE S 89°57'10" W 732.51 FEET TO THE EAST RIGHT-OF-WAY OF THE MO-PAC RAILROAD; THENCE S 12°52'05" W ALONG SAID RIGHT-OF-WAY 566.45 FEET; THENCE EAST 464.11 FEET TO THE POINT OF BEGINNING, CONTAINING 8.81 ACRES, MORE OR LESS, AND SUBJECT TO ROAD RIGHT-OF-WAY ACROSS THE SOUTH SIDE.

CORNER REFERENCE:
 POWERPOLE BEAMS N 1/4 COR. W. 33.00'
 POWERPOLE BEAMS N 1/4 COR. W. 33.00'
 POWERPOLE BEAMS N 1/4 COR. W. 33.00'
 POWERPOLE BEAMS S 1/4 COR. E. 115.00'

SE COR. NE 1/4 SECTION 4, T13N-R4E



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	31.54'	31.00'	76.514°
C2	25.00'	19.69'	18.40'	42.390°
C3	50.00'	40.09'	42.99'	72°01.3'
C4	50.00'	34.88'	61.00'	82.3914°
C5	50.00'	18.17'	19.00'	21.5724°
C6	25.00'	18.09'	18.26'	42.390°
C7	25.00'	33.69'	31.42'	76.514°
C8	25.00'	18.89'	18.36'	42.390°
C9	50.00'	37.37'	34.60'	42.390°
C10	50.00'	35.33'	34.60'	42.390°
C11	50.00'	43.22'	41.79'	43.11°
C12	50.00'	35.41'	34.09'	40.2488°
C13	50.00'	37.28'	35.33'	42.390°
C14	25.00'	18.09'	18.26'	42.390°
C15	25.00'	18.09'	18.26'	42.390°
C16	25.00'	31.54'	31.00'	103.9813°

PRELIMINARY SURVEY

RODNEY JAMES 39 CR 134

JONESBORO, ARKANSAS 72401

ADAMSON LAND SURVEYING, 1504 BRANCHWOOD LANE,
 JONESBORO ARKANSAS 72404 PH: 332-5900

PLAN SCALE: 1" = 150.00'

REVISION: _____

DATE: 05/20/2007

SHEET ONE OF ONE