

20-11



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 7.28.20 Date Received: 7.2.20
Meeting Deadline: 7.2.20 Case Number: RZ20-11

LOCATION:

Site Address: 3513 LONGCREST DR

Side of Street: S between GLITTERMAN ST and WILLOW RD

Quarter: SW 1/4 Section: 34 Township: 14 Range: 4

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: C-3 and R-1 Proposed Zoning: RS-7, LUO

Size of site (square feet and acres): 200,642.7SQ.FT. , 4.61 ACRES Street frontage (feet): 431 FT.

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: ASPHALT - GOOD CONDITION

Does public water serve the site? YES NORTH SIDE OF STREET

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? INSTALLED WHEN LOTS ARE DEVELOPED

Use of adjoining properties:

North R-1

South R-1

East R-1 AND C-3

West R-1

Physical characteristics of the site: FLAT TERRAIN

Characteristics of the neighborhood: RESIDENTIAL

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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? C-3 and R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? RESIDENTIAL SUBDIVISION. NOT ALLOWED IN C-3 ZONING.
- (3). If rezoned, how would the property be developed and used? DEVELOPED INTO RESIDENTIAL SUBDIVISION
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? APPROXIMATELY 1/4 ACRE LOTS
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? YES
- (6). How would the proposed rezoning be the public interest and benefit the community? CONSISTANT WITH SURROUNDING AREA
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? SAME TYPE
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? MORE DESIRABLE AS RESIDENTIAL
- (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. NO DETRIMENTAL EFFECT FORESEEN.
- (10). How long has the property remained vacant? 4 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? NO DETRIMENTAL EFFECT FORESEEN.
- (12). If the rezoning is approved, when would development or redevelopment begin? IMMEDIATELY
- (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. LUO-SINGLE FAMILY RESIDENTIAL W/ MINIMUM 60' WIDE LOTS

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: RICK AND SHERRY TURMAN & B&T LAND COMPANY, LLC

Address: 6155 HWY 1 SOUTH

City, State: JONESBORO, AR ZIP 72404

Telephone: 870-931-4800

Facsimile: _____

Signature: *Sherry Turman*

Applicant:

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

Name: SAME

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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