



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 03-17-11
Case Number: RZ 11-10

LOCATION:

Site Address: North Caraway Road at ~~Old~~ Greensboro Road
Side of Street: East between ~~Old~~ Greensboro Road _____ and Davis Drive _____
Quarter: SW Section: 09 Township: 14N 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-8
Size of site (square feet and acres): 752,353 SQ FT – 17.27AC_ Street frontage (feet): ~~OLD~~
CARAWAY ROAD – GREENSBORO –
133.13' 44.86'

Existing Use of the Site: VACANT _____

Character and adequacy of adjoining streets: Caraway Road – 2 lane asphalt, Greensboro Road – 2 lane asphalt.

Does public water serve the site? YES _____

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

Does public sanitary sewer serve the site? NO _____

If not, how would sewer service be provided? OWNER/DEVELOPER WILL INSTALL SEWER TO SITE.

Use of adjoining properties:

North RESIDENTIAL R-1 _____

South RESIDENTIAL R-1 _____

East RESIDENTIAL R-1 _____

West RESIDENTIAL R-1 _____

Physical characteristics of the site: VACANT SITE _____

Characteristics of the neighborhood: OLDER SINGLE FAMILY RESIDENTIAL, WITH MULTI-FAMILY HOUSING IN THE AREA.

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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? N/A OWNER HAS OWNED LAND FOR SEVERAL YEARS.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO DEVELOP A MULTI-FAMILY LIVING COMPLEX ON THE PROPERTY
- (3). If rezoned, how would the property be developed and used? TO DEVELOP A MULTI-FAMILY LIVING COMPLEX ON THE PROPERTY
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? THE REQUESTED ZONING IS RM-8 – 8 UNITS PER ACRE APPROXIMATELY 130 UNITS.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? NO, IS NOT CONSISTENT WITH THE CURRENT LAND USE PLAN.
- (6). How would the proposed rezoning be in the public interest and benefit the community? IT WOULD ALLOW DEVELOPMENT OF QUIET HOUSING CLOSE TO ASU.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? ZONING WOULD BE CONSISTENT WITH THE CONTINUING DEVELOPMENT TO THE SOUTH ALONG CARAWAY ROAD.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? MULTI-FAMILY IS NOT ALLOWED IN RESIDENTIAL ZONING (R-1).
- (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 REZONING SHOULD NOT ADVERSELY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? THE PROPERTY HAS REMAINED VACANT FOR SEVERAL 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? IT SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES WITH THE DEVELOPER EXTENDING CWL SEWER TO THIS PROPERTY IT SHOULD HAVE A POSITIVE IMPACT ON THE AREA.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION IN EARLY SUMMER.
- (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.* MEETINGS WERE HELD TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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

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

Applicant:

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

Name: Nina Hedger, Estate Administrator
Address: 3705 Happy Land
City, State: Bono, AR ZIP 72416
Telephone: (870) 935-1482
Facsimile: _____
Signature: Nina Hedger

Name: Warren Lamberth
Address: 1008 North Caraway Road
City, State: Jonesboro, AR ZIP 72401
Telephone: (870) 932-0645 ^{Home} (870) 935-5377 ^{work}
Facsimile: _____
Signature: Warren Lamberth
932-0645

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