



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5/17/16
Case Number: RZ16-10

LOCATION:

Site Address: 739 Craighead Rd
Unaddressed lot between 737 and 741 Craighead Rd. 739 Craighead Road

Side of Street: South between Valley Dr. and S Culberhouse St.

Quarter: SE Section: 25 Township: 14N Range: 3E

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-12

Size of site (square feet and acres): 94,732.20 sf / 2.17 ac Street frontage (feet): 81.03

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: Quiet Residential; 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 Public Right-of-way / Single family Residential

South Single family Residential

East Multifamily Residential / Single family Residential

West Undeveloped / Single family Residential

Physical characteristics of the site: Mostly wooded with clear areas sloping generally to the south

Characteristics of the neighborhood: Partially undeveloped with mixed single and multifamily homes

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:*

SEE ATTACHMENT A

- (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.*

SEE ATTACHMENT B

- (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: TWJD Investments LLC

Address: P.O. Box 1028

City, State: Jonesboro ZIP 72403

Telephone: 870-897-7698

Facsimile: _____

Signature: _____

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.

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 1st of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

1. R-1
2. The purpose for the proposed rezoning is to make multifamily units.
3. The property will be developed and used for multifamily development.
4. The property could contain up to 16 living units.
5. This rezoning request conforms to the Jonesboro Comprehensive Land Plan and the Future Land Use Plan.
6. The proposed rezoning would allow development to add more living space.
7. Per Adopted 2015 Land Use Map it fits the characteristic of Moderate Intensity Growth Sector.
8. The property as is cannot be used for multifamily development.
9. There would be a positive impact on property values as the site is developed RM-12. Considering the current level of traffic on Craighead Rd., it is unlikely the development of this site will have a measurable impact on the traffic. Drainage, by drainage ordinance, will have no increase of flow between the predevelopment condition and post-development construction. There will be green areas on-site, and good business practice in this location would dictate that the site plan be both practical to the function in compliance with city specifications and aesthetically pleasing to the eye. The site planning process with city planners and engineers in conformity with City of Jonesboro standards and specifications would mitigate any problems along the zoning boundary. There are no current development plan alternatives that include odors, noise, vibration, unusual hours of use or operation, or restriction to the normal and customary use of affected property.
10. Other than infrastructure built around it, the property has been vacant since 1973.
11. There is little impact on utilities. Utilities exist on-site. Minor extensions may be necessary. There will be little impact on the streets and traffic flow. Craighead Rd. is a 2 lane road with only residential traffic. Drainage, by enforced ordinance, would not be impacted and may be enhanced. The development of this site would have little, if any, impact on parks. Open spaces and green areas would be designed into the development plan. Development of this property would have little impact on the police department, fire department, or emergency medical services.
12. The site planning is in early stages. We would anticipate development during 2016 to 2017.
13. See Attachment B.
14. This application is not for a Limited Use Overlay.

To. Adjacent Property Owners

This letter is to inform you that the lot between 737 and 741 Craighead Rd. is in the process of being rezoned from R-1 to RM-12. You have the opportunity to attend a meeting scheduled for 06/14/16 at 5:30 p.m. in the Council Chambers to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court. If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

Dylan Warner, Technician & Public Relations
McAlister Engineering
4508 Stadium Blvd, Suite D
Jonesboro, AR 72404
p. 870-931-1420
f. 870-931-1422
c. 870-378-6738