



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 5601 Pacific Road

Side of Street: South between Kathleen Street and Dr Martin Luther King Jr Dr

Quarter: NE Section: 23 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-2 Proposed Zoning: RM-12

Size of site (square feet and acres): 7.58 +/- ac. (330,161sq.ft) Street frontage (feet): 627.50 ft

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: _____

Does public water serve the site? yes 6" water main along Pacific Road

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? not currently

If not, how would sewer service be provided? Sanitary Sewer trunkline would be installed from the east.

Use of adjoining properties:

North R-1; residential subdivision

South R-1; currently farmland

East R-2 & R-1; single family residential home/ farmland

West R-1:

Physical characteristics of the site: the project site is relatively flat and open

Characteristics of the neighborhood: Neighborhood possesses potential for growth with a new residential subdivision on the north and Dr MLK Jr Dr improvements on the east.

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: Southard Construction LLC

Address: 501 E. Lawson Rd

City, State: Jonesboro, AR ZIP 72404

Telephone: 870-623-2692

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.*

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FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

August 15, 2023

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM R-2 TO PD-RM
PROPERTY LOCATED AT 5601 AND 5605 PACIFIC RD
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Southard Construction LLC, we are pleased to submit this rezoning request. The subject property is located on the south of Pacific Road, approximately 750 linear feet west of Dr MLK Jr Dr. The property is currently zoned R-2 and contains 7.58 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-2 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable development by being able to provide recreational areas, and reduce the long-term maintenance costs for the city.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. The property was zoned R-2 at the time the current owner purchased it.
2. The purpose of the rezoning is as follows:
 - a. In order to develop the property as one lot, instead of subdividing the property.
 - b. For the development to be able to better conform to the multi-family design guidelines by:
 - i. clustering the units to better “define public open spaces and activity areas”¹
 - c. Reduce the long term maintenance costs for the city by not being required to build a public street.
3. The property will be developed into single level, 4-plex buildings if rezoning is approved, as opposed to two story 4-plex buildings if the rezoning were to not be approved.

¹ “Design Guidelines for Multi-Family Residential Development.”: 7

4. If the rezone is approved, as presented, then there will be 80 units. This would provide approximately 4,125 sq.ft of space per unit. Note: R-2 requirements are 3600 sq.ft/ unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not comply. Note: R-2 zoning allows for one dwelling unit per 3600 sq.ft; the land use describes moderate intensity as no more than 6 units per acre (one dwelling unit / 7260 sq.ft)
6. A rezone from R-2 to RM-12 would allow a for more conformed, holistic site plan on one lot, provide suitable recreational areas, and larger perimeter buffers to neighboring property.
7. The surrounding area possesses mixed developments from single family to multi-family dwellings. Thus, this would maintain that growth by accommodating a single story, multifamily estate.
8. The existing zoning is accommodating to multifamily development yet lacks the flexibility of multifamily usage.
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property.
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin early 2024
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

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404 Creath Avenue | Jonesboro, AR 72401