

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

3/16/18

Case Number:

RZ 18-05

LOCATION:

Site Address: 3626 Flemon Road, Jonesboro, AR 72404

Side of Street: North side of Flemon Road

Quarter: Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 4, Township: 13 N, Range: 3 E

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: AG-1 **Proposed Zoning:** RS-5; Single Family Residential

Size of site (square feet and acres): 97,574 S.F. – 2.24 Acres
Street Frontage (feet): 300.70 feet along Flemon Road
181.88 feet along Wisteria Lane

Existing Use of the Site: One single family home with an accessory building.

Character and adequacy of adjoining streets: Wisteria Lane is a residential street serving the homes north of this site. Flemon Road is a two lane road which is shown as a collector (80' R/W) in the Master Street Plan. Flemon Road currently serves the area well. Because the Jonesboro Master Street Plan has designated Flemon Road as a "Collector", it is presumed the City of Jonesboro anticipates heavier traffic in this location in the future, but not because of this proposed rezoning. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There is an existing 8" water line on the north side of Flemon Road and an 8" water line on the west side of Wisteria Lane.

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

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Does public sanitary sewer serve the site? There is a sanitary sewer line running across the front of this lot.

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

Use of adjoining properties: **North:** Prairie Meadows Subdivision 1st Addition (R-1)
South: Agricultural (AG-1)
East: Beaver Creek Subdivision (R-1)
West: Single Family Residential (RS-6)

Physical Characteristics of the site:

The site is occupied by one single family home and one accessory building. There are very few trees.

Characteristics of the neighborhood:

This parcel is surrounded on three sides with existing subdivisions, and an agricultural field on the opposite side of Flemon Road.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned AG-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This parcel is bounded on three sides by existing subdivisions. The owner would like to replat the land into approximately three lots. The AG-1 zoning dictates a minimum of five acres, so therefore this cannot be replatted with the current classification.
- (3) **If rezoned, how would the property be developed and used?**
The proposed use of this land would be to sell it for the construction of two additional single family homes.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The site planning to date indicates the desire to construct two (2) homes on the site, yielding three (3) homes overall, on 2.24 acres, which translates to a density of approximately 1.34 homes per acre.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a low density growth sector. A proposed density of 1.34 homes per area would be consistent with the definition of low density.

(6) How would the proposed rezoning be the public interest and benefit the community?

This rezoning would benefit the buyer, by allowing her to sell a portion of her property and allow two additional homes to be constructed. Two additional homes are not going to have a substantial impact on public interest or benefits to the community.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This land is surrounded on three sides by single family homes. Two additional homes would be quite compatible.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The current classification of AG-1 does not allow the owner to subdivide the land and sell a portion for two additional homes.

(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 proposed development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

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- (10) **How long has the property remained vacant?**
The property contains one single family home and one accessory building.
- (11) **What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**
A newly developed site should have no detrimental impact on any of the following aspects.
- A) Utilities
 - B) Streets
 - C) Drainage
 - D) Parks
 - E) Open Space
 - F) Fire
 - G) Police
 - H) Emergency Medical Services
- (12) **If the rezoning is approved, when would development or redevelopment begin?**
The land would be placed for sale very soon after approval of this request and processing of a Replat.
- (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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***
No formal meeting has been held with the adjacent owners.
- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**
This requested rezoning is not intended to be a Limited Use Overlay (LUO).

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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:

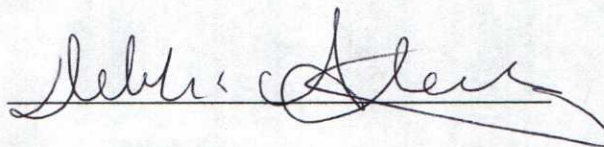
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

The owner of the property is:

Ms. Debbie Sterling
3626 Flemon Road
Jonesboro, AR 72404



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

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