



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11-17-09
Case Number: RZ 09-24

LOCATION:

Site Address: 3700 S. CARAWAY Rd.
Side of Street: _____ between CARAWAY Rd. and HARRISBURG Rd.
Quarter: SW Section: 32 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, R-3 Proposed Zoning: PD-M
Size of site (square feet and acres): 10.58 AC. + 15.0 ACRES R-3 Street frontage (feet): 1030.33'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: GOOD, PAVED

Does public water serve the site? YES

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? _____

Use of adjoining properties:

North JONESBORO R-1 (MEMORIAL PARK CEMETERY)
South R-1
East R-3
West R-1

Physical characteristics of the site: VACANT, WOODED, HIGH POINT AT 320 EL. ON NORTH BOUNDARY, 275 EL. SOUTH BOUNDARY.

Characteristics of the neighborhood: LARGE PARCEL R-1 TO WEST AND SOUTH EXISTING "LINKS" MULTIFAMILY TO EAST AND CEMETERY TO NORTH.

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 in the public interest and benefit the community? HI DENSITY RES.
- (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.

Applicant:

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

OWNER REPRESENTATIVE

Name: LINKS AT JONESBORO, LUP
 Address: 1200 E. JOYCE BLVD.
 City, State: FAYETTEVILLE, AR. ZIP 72703
 Telephone: 479.521.6686
 Facsimile: 479.527.8855
 Signature: [Handwritten Signature]

Name: KIM FUGITT
 Address: 1200 E. JOYCE BLVD
 City, State: FAYETTEVILLE, AR. ZIP 72703
 Telephone: 479.521.6686
 Facsimile: 479.527.8855
 Signature: [Handwritten Signature]

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

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REZONING INFORMATION:

1. R1
2. APPLICANT PROPOSES TO CONSTRUCT 240 APARTMENT UNITS AND AN ADDITIONAL 3 GOLF HOLES.
3. SEE 2.
4. SEE 2
5. ALTHOUGH THE FUTURE LAND USE MAP HAS NOT BEEN ADOPTED AS OF THIS DATE, THE PROPOSED LAND USE MAP INDICATES THE AREA TO BE ZONED HIGH DENSITY RESIDENTIAL.
6. BY PROVIDING ADDITIONAL AFFORDABLE HOUSING IN JONESBORO
7. THE PROPOSED REZONING WILL BE COMPATIBLE AS IT IS AN EXTENSION OF THE EXISTING "LINKS" PROPERTY. GOLF HOLES WILL BE CONSTRUCTED ALONG HIGHWAY 1B AND THE NORTH BOUNDARY TO PROVIDE BUFFERS. EXISTING TREES WILL BE LEFT ALONG THE EXISTING R1 ZONES TO THE WEST AND SOUTH.
8. DENSITY
9. WE BELIEVE THE PROPOSED REZONING WILL NOT NEGATIVELY IMPACT THE EXISTING USES TO ANY DEGREE.
10. THE PROPERTY HAS NEVER BEEN DEVELOPED.
11. WHILE THERE WILL BE ADDITIONAL TRAFFIC AND INHABITANTS TO THE GENERAL POPULATION OF THE AREA THE ADDITIONAL BURDEN PLACED ON CITY INFRASTRUCTURE AND SERVICES WILL BE IN PROPORTION TO THE EXISTING "LINKS" PROPERTY AND AS SUCH BE NEGLIGIBLE.
12. WITHIN THE NEXT 6 MONTHS.
13. AS THE APPLICANT IS INTRODUCING THIS APPLICATION ON THE DAY BEFORE THE 17TH DEADLINE, A NEIGHBORHOOD MEETING HAS NOT BEEN SCHEDULED. THE DEVELOPER WILL HOLD SUCH A MEETING PRIOR TO THE PLANNING COMMISSION PUBLIC HEARING AND PROVIDE SUCH FEEDBACK AT THAT TIME.
14. NA

WILLIAM KIM FUGITT, AIA

NOVEMBER 10, 2009

MR. THOMAS K. WHITE
ASSISTANT PLANNER
CITY OF JONESBORO
307 VINE STREET
JONESBORO, AR. 72401

PH. 870-932-0406

RE: LINKS AT JONESBORO, PHASE II

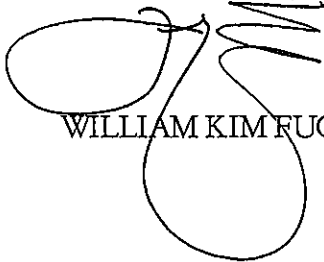
MR. WHITE,

PLEASE FIND THE ENCLOSED PROPOSED SITE PLAN SKETCH FOR THE REFERENCED PROJECT. AS INDICATED, THE LINDSEY COMPANY WOULD LIKE TO ADD 240 APARTMENT UNITS AND 3 HOLES OF GOLF TO THE EXISTING PROPERTY.

I WILL BE CONTACTING YOU TO DISCUSS THE PROCESS AND ANY QUESTIONS/COMMENTS YOU MAY HAVE.

PLEASE REFER TO THE CONTACT NUMBERS BELOW TO COMMUNICATE QUESTIONS AND COMMENTS.

RESPECTFULLY,



WILLIAM KIM FUGITT, AIA

1200 E. JOYCE BLVD., FAYETTEVILLE, AR., 72703
479-466-8079, 479-521-6686, kim.fugitt@fugittarc.com

WILLIAM KIM FUGITT, AIA

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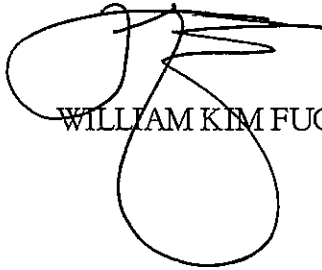
RE: LINKS AT JONESBORO, PHASE II

MR. WHITE,

PLEASE FIND THE ENCLOSED APPLICATION FOR REZONING, SURVEY
AND CHECK FOR \$100.00.

PLEASE REFER TO THE CONTACT NUMBERS BELOW TO
COMMUNICATE QUESTIONS AND COMMENTS.

RESPECTFULLY,



WILLIAM KIM FUGITT, AIA

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