

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/17/17
RZ17-25

Case Number:

LOCATION:

Site Address: 1110 Loberg Lane, Jonesboro, AR 72401

Side of Street: East side of Loberg Lane

Quarter: Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 23,
Township: 14 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: R-1 **Proposed Zoning:** RM-8; LUO, Multi-family
Residential

Size of site (square feet and acres): 59,306 S.F. – 1.36 Acres
Street Frontage (feet): 177 feet along Loberg Lane

Existing Use of the Site: Formerly one single family home. That has been removed.

Character and adequacy of adjoining streets: Loberg Lane is a two lane asphalt street. Loberg Lane serves the area well. Only slight traffic increases are anticipated with the proposed development. The Jonesboro Master Street Plan has designated Loberg Lane as a "Minor Arterial" (100' Right-of-Way). Therefore it is presumed the City of Jonesboro anticipates heavier traffic in this location in the future, but not because of this proposed development. 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 12" water line on the east side of Loberg Lane.

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

Does public sanitary sewer serve the site?

There is sanitary sewer available in the Scenic Hills subdivision, approximately 100' north of this parcel.

If not, how would sewer service be provided?

Sanitary sewer service is anticipated by the extension of the existing sewer line that is approximately 100' north of the site.

Use of adjoining properties: **North:** Scenic Hills subdivision 1st Addition (R-2)
South: Scenic Hills subdivision 2nd Addition (R-2)
East: Scenic Hills subdivision 1st Addition (R-2)
West: Cemetery

Physical Characteristics of the site:

The site is wooded with several large trees. The developer intends to keep as many trees as possible. The land generally slopes from the southwest to the northeast.

Characteristics of the neighborhood:

This parcel is surrounded on three sides with the Scenic Hills subdivision, which is an R-2 development. Most of the homes appear to be fairly well maintained. On the west side of Loberg Lane lies a cemetery.

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 R-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 an R-2 subdivision. The owner desires to construct six duplex units on 1.36 acres. Because the Scenic Hills subdivision is zoned R-2, any home in that subdivision could be replaced with a duplex.
- (3) **If rezoned, how would the property be developed and used?**
The proposed use of this land is to erect six (6) duplex buildings, yielding a total of twelve (12) residential units for rental property.
- (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 six (6) duplex units on the site, yielding a total of twelve (12) residential units, positioned on 1.36 acres. That translates to a density of approximately 8.8 units per acre.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan*, as shown within the City GIS Map, indicates this area to be "Medium Density Residential". Medium density is considered to be 8 units per acre. Therefore, this request would seem to be nearly consistent with the *Jonesboro Land Use Plan*.

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

The proposed development involves the re-development of the site which provides additional residential housing. Development and construction provides jobs for the area, as well as future economic benefits.

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

As mentioned, any home in the Scenic Hills subdivision could be replaced with a duplex. That makes this proposed site compatible with the uses in the area.

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

Due to the lack of public right-of-way frontage, it is not economical to develop this parcel as a single family subdivision.

(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 (Increase the value of this property.)
- B) Traffic (City designated Loberg Lane as a Minor Arterial)
- C) Drainage (Required storm water management.)
- D) Visual Appearance (Property will be screened on north, south, and east)
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

- (10) **How long has the property remained vacant?**
The property contained one single family home. We are uncertain of the timing of the demolition of the home.
- (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 proposed development time-frame would be in the hands of the owner, though by all indications, they intend to begin as soon as practical.
- (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 but that opportunity should arise in the near future.
- (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 intended to be a Limited Use Overlay (LUO).
- A) Residential use only.
 - B) All habitable structures are to be duplexes.
 - C) Maximum of twelve (12) dwelling units on the overall site.

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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:

Mr. Chris Ishmael
604 CR 464
Jonesboro, AR 72404



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

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