

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 800 Hester Street

Side of Street: East Side of Hester Street

Quarter: Northwest **Section:** 24, **Township:** 14 North, **Range:** 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

800 Hester Street

Existing Zoning: R-2 **Proposed Zoning:** RM-12 - L.U.O.

Size of site (square feet and acres): 28,938 S.F. – 0.66 Acres

Street Frontage (feet): Total of 210.6' along Hester Street

Existing Use of the Site: The site currently contains two 3-unit buildings.

Character and adequacy of adjoining streets: Hester Street is an existing city street already accommodating some adjacent multi-family uses in the immediate area. It should be adequate to accommodate one additional duplex building.

Does public water serve the site? Yes.

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

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Does public sanitary sewer serve the site? Yes.

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

Use of adjoining properties:

North:	Christian Creek
South:	Existing single family
East:	Undeveloped land
West:	Existing single family

Physical Characteristics of the site:

The site is relatively flat with little topographic relief, and drains generally to the north, to Christian Creek. The site contains two existing 3-unit buildings. There is existing vegetation along the eastern side of the site.

Characteristics of the neighborhood:

This is primarily an older, previously developed area containing multi-family housing in the general area, as well as some multi-family dwellings.

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 is currently zoned R-2.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

This lot currently contains two 3-unit buildings. The applicant desires to purchase an additional parcel to the east, and upon that parcel, erect similar units in a duplex configuration. There are other multi-family units very near this site. This lot could be developed in a manner very consistent with the existing adjacent uses, by the construction of one additional duplex. The rezoning becomes necessary following study of the site, and the realization that though a configuration can be arranged to meet the R-2 guidelines, the better and wiser solution is to replat the land into a single lot, and request a zoning classification of RM-12.

(3) If rezoned, how would the property be developed and used?

The applicant has intentions of adding one duplex to the east side of the existing units. The proposed units would be similar in nature to the existing units in that the unit itself will be on an upper level, with parking provided in a garage on the lower level.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The density is proposed to be consistent with the former designation of R-2. The intent is to retain the character of the adjacent uses.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Medium Density Residential. Therefore, a development of this nature seems to be an appropriate request.

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

The proposed development involves further development of an existing site, thereby providing jobs for the area, as well as additional housing alternatives for those who may elect to rent rather than own their home.

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

The adjacent lots have already been developed in a manner consistent with this request. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

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

Though the property could be developed in accordance with the existing zoning, the proposed re-development would render a less complication parcel map, and remain consistent with the intent of the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

(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.

The proposed concept of this 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: The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property currently contains two 3-unit buildings. The area to the east is undeveloped.

(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 re-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 additional development would most-likely begin as soon as the formal plans could be prepared, reviewed, and approved.

(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 meeting has been held with the adjacent owners since this is simply continuation of an existing development.

(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). The applicant requests a zoning classification of RM-12 L.U.O., with the limiting factors being a maximum of eight (8) units on the overall parcel.

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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 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:

The owner of the property is:

Mr. Frank Springle
1601 Paragould Drive
Jonesboro, AR 72401

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

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