

R2 13-07



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5/17/13
Case Number: R213-07

LOCATION:

Site Address: 4021 Southwest Drive, Jonesboro, AR 72404

Side of Street: West between Keller's Chapel Road and Ozark Drive

Quarter: SE / SE Section: 35 Township: 14N Range: 03E

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: PD-M

Size of site (square feet and acres): 288,603. sf / 6.63 ac. Street frontage (feet): 300.75'

Existing Use of the Site: Single Family Home on smaller portion of land with the majority being used as borrow pit

Character and adequacy of adjoining streets: Adjoining street is US Hwy 49 (5 lanes); Sufficient at this time

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? Current sewer connections are insufficient; Will design and construct new sewer lines for this site.

Use of adjoining properties:

North Single Family Residential / Wooded Areas

South Wooded Areas

East US Hwy 49 / Small Commercial Development across Highway

West Residential Subdivision

Physical characteristics of the site: Currently being used as a borrow pit with an unoccupied house. Steep grades currently exist on-site.

Characteristics of the neighborhood: Quiet residential area with low-traffic businesses nearby.

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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To be in development compliance
- (3). If rezoned, how would the property be developed and used? Single Family Retirement Village with two (2) commercial developments adjoining US Hwy 49
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 20 Residential Units and 2 Commercial Establishments
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes
- (6). How would the proposed rezoning be the public interest and benefit the community? Provide additional housing for the elderly; probable convenience stores
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? It conforms to the surrounding area of residential lots and small, low traffic businesses and shops.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Ordinances prevent the proposed density of buildings with current 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. There will be no impact on any nearby developments
- (10). How long has the property remained vacant? Approx. 10 Years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The development will have no impact on these services.
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately
- (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. No negative responses or contacts have been made to developer in regards to this development.
- (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: Kagle Huff

Address: 2806 Harrisburg Road

City, State: Jonesboro, AR ZIP 72401

Telephone: _____

Facsimile: _____

Signature: Kagle Huff

Applicant:

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

Name: SHARON K. HUFF

Address: Same

City, State: Same ZIP _____

Telephone: _____

Facsimile: _____

Signature: Sharon K Huff

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

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