

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

4/17/18

Case Number:

RZ 18-08

LOCATION:

Site Address: Lots 143 through 160, College Place Addition, State Street
Addresses not assigned, Jonesboro, AR 72404

Side of Street: West side of State Street

Quarter: Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section
17, Township: 14 N, Range: 4 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:	Lots 143 – 150: R-2 and Lots 151 – 160: R-1	Proposed Zoning:	RS-8; Single Family Residential
-------------------------	--	-------------------------	---------------------------------------

Size of site (square feet and acres): 92,808 S.F. – 2.13 Acres
Street Frontage (feet): 449.11 feet along State Street

Existing Use of the Site: Vacant lots

Character and adequacy of adjoining streets: State Street is a residential street serving the homes north of this site. Johnson Avenue is approximately three hundred feet (300') to the south of this site. 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 6" water line on the west side of State Street.

If not, how would water service be provided? Based upon the land plan, a looped water line extension will be necessary.

HABITAT - REZONING APPLICATION

04/17/18

PAGE 2 OF 6

Does public sanitary sewer serve the site?

There is a sanitary sewer line on the east side of State Street, and at the rear of the lots, was well as a line running through the site.

If not, how would sewer service be provided?

Only service lines will need to be installed.

Use of adjoining properties: **North:** Vacant residential lot. (R-1)

South: Multifamily (R-2)

East: Multifamily (R-2)

West: Single Family Residential (R-2)

Physical Characteristics of the site:

The site is vacant, and contains numerous trees. The site generally slopes to the west to an existing drainage ditch on or near the rear line of the property.

Characteristics of the neighborhood:

This site is positioned such that there is multifamily to the south and east, single family homes to the west, and a vacant R-1 lot to the north.

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 and R-2 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owner, Habitat for Humanity of Greater Jonesboro, would like to replat the land into nine lots, and create a small park for use by the residents. The R-1 and R-2 classifications do not fit with the overall scheme they want to follow.
- (3) **If rezoned, how would the property be developed and used?**
The proposed use of this land would be to create nine lots for Habitat for Humanity of Greater Jonesboro, and construct a home on each lot.
- (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 nine (9) homes on the site, and create a small park for use by the residents. On 2.13 acres, that translates to a density of approximately 4.23 homes per acre.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as "PMUA", which is a redevelopment district. A proposed density of 4.23 homes per acre and the creation of a small park should easily fit into a redevelopment district, even though the existing lots are vacant.

HABITAT - REZONING APPLICATION

04/17/18

PAGE 4 OF 6

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

This rezoning would benefit the community by providing nine additional lots for Habitat for Humanity of Greater Jonesboro. Nine additional homes are not going to have a substantial impact on public interest or benefits to the community, side form the obvious benevolent impact.

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

This land is surrounded by a mix of single-family and multi-family land, some developed and some not. Nine 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 would not allow for the development of the small park they wish to create, and still allow nine new 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

HABITAT - REZONING APPLICATION

04/17/18

PAGE 5 OF 6

- (10) **How long has the property remained vacant?**
The property appears to have never been developed.
- (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?**
Habitat for Humanity of Greater Jonesboro hopes to build the first of the nine homes during 2018.
- (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).

HABITAT - REZONING APPLICATION

04/17/18

PAGE 6 OF 6

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:

Habitat for Humanity of Greater Jonesboro
520 West Monroe Avenue
Jonesboro, AR 72401



George Hamman (Representative)

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

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.