



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 8.4.16
Case Number: RZ16-17

LOCATION:

Site Address: Craighead Commons Planned Unit Development

Side of Street: East between S. Caraway Road and Caraway Commons Drive

Quarter: NW Section: 33 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: C3-LUO Proposed Zoning: C3-LUO

Size of site (square feet and acres): 11.18 total 2.8 affected Street frontage (feet): 60'

Existing Use of the Site: Multifamily Residential / Existing PUD SP-13-16

Character and adequacy of adjoining streets: Good condition asphalt paving

Does public water serve the site? Yes Jonesboro CWL

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes, Jonesboro CWL

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Caraway Commons Apartment Complex

South The Meadows Apartment Complex (Separated by ditch)

East Commercial Warehouses/Buildings (Separated by ditch)

West Undeveloped commercially zoned property (Separated by

Physical characteristics of the site: Currently being developed under aforementioned ditch)
PUD SP-13-16. Multifamily dwelling units.

Characteristics of the neighborhood: High density residential with areas of commercial mixed.
Several lots of undeveloped land in general area.

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 18 days prior to the next MAPC meeting. 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? **C3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Not necessary for PUD**
- (3). If rezoned, how would the property be developed and used? **As it already is--multifamily residential**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **7 new structures comprising 38 new dwelling units**
- (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? **Upscale apartment units**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The surrounding area is apartments (The Links, The Meadows, Caraway Commons) and small commercial (gas station/
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **convenience stores)**
The property may be used as zoned, pending the PUD request approval.
- (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 gated, upscale development is likely to increase property values, have minimal impact on traffic, and no impact on drainage (as designed). Being separated from the surrounding area by ditches on**
- (10). How long has the property remained vacant? **3 sides, and with fencing, odor, noise, light, etc. has no**
Currently under development **anticipated impact.**
- (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 impact of 38 additional dwelling units (7 new structures) is negligible**
- (12). If the rezoning is approved, when would development or redevelopment begin? **After administrative approval of the plans (summer/fall 2016)**
- (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.*
We have had no objections to the current PUD being built nor the proposed continuation.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Multifamily dwelling/on-site office (already in place)/recreational areas (already under construction)

OWNERSHIP INFORMATION:

This request is simply to add additional units beyond the originally approved number of 96. 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:

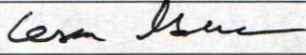
Name: Cesar Islas

Address: 804 S. Gee Street

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-316-0798

Facsimile: _____

Signature: 

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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