



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 5/15/12  
Case Number: RZ12-09

## LOCATION:

Site Address: 4306 & 4310 AGGIE ROAD

Side of Street: NORTH between AIRPORT ROAD and OLD PARAGOULD ROAD

Quarter: NE Section: 15 Township: 14 NORTH Range: 4 EAST

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

Size of site (square feet and acres): 6.2 ACRES +/- Street frontage (feet): 410' +/-

Existing Use of the Site: SINGLE-FAMILY RESIDENCE

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? YES

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

Use of adjoining properties:

North ZONED R-1 - RESIDENTIAL

South ZONED R-1 - RESIDENTIAL, MULTI-FAMILY, MANUFACTURED HOUSING

East ZONED R-1 - RESIDENTIAL

West ZONED R-3 - RESIDENTIAL, MULTI-FAMILY UNITS

Physical characteristics of the site: SUBJECT PROPERTY IS CONTAINS AN EXISTING SINGLE FAMILY RESIDENCE.

*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 17<sup>th</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

Characteristics of the neighborhood:

**NEIGHBORHOOD IS CURRENTLY A COMBINATION OF MULTI-FAMILY HOUSING AND SINGLE-FAMILY HOUSING.**

**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? **BEST USE OF PROPERTY WITH PONTENTIAL FOR DEVELOPMENT.**
  - (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.**
  - (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **N/A**
  - (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? **BY PROVIDING THE OPPORTUNITY TO INCREASE THE NEEDS OF THE AREA.**
  - (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.**
  - (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE REQUESTED ZONING DISTRICT.**
  - (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. **POSITIVE IMPACT.**
  - (10). How long has the property remained vacant? **N/A**
  - (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
  - (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED AT THIS TIME.**
  - (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.* **PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREA.**
- 
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
- N/A**

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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:

Name: JAMES H. & INA P. GOSSETT

Name:

Address: 4306 EAST AGGIE ROAD

Address:

City, State: JONESBORO, AR ZIP 72401

City, State: ZIP

Telephone:

Telephone:

Facsimile:

Facsimile:

Signature: Ina P Gossett

Signature: James H Gossett

by: Ina P Gossett his atty-in-fact

# Warranty Deed

WITH RELINQUISHMENT OF DOWER

Know All Men By These Presents:

ARKANSAS DOCUMENTARY \$2.20  
0379234

ARKANSAS DOCUMENTARY \$4.40  
0168912

0168914

THAT WE, Earl Freeman  
and Alpha Freeman, his wife

for and in consideration of the sum of TEN THOUSAND & NO/100  
(\$10,000.00) DOLLARS

to us in hand paid by James H. Gossett and Ina P. Gossett, his wife,  
as tenants by the entirety, receipt of which is hereby acknowledged,  
do hereby grant, bargain, sell and convey unto the said James H. Gossett and Ina P.  
Gossett, his wife, as tenants by the entirety,

and unto their heirs and assigns forever, the following lands lying in the  
County of Craighead and State of Arkansas, to-wit:

That part of the Southwest Quarter of the Northeast Quarter of the  
Northeast Quarter of Section 15, Township 14 North, Range 4 East,  
described as follows: Beginning at the Northwest corner of said  
tract, run thence South 660 feet to the Southwest corner of said  
tract, run thence East along the South line of said tract 198 feet,  
run thence North parallel with the West line of said tract 660 feet  
to the North line of said tract, run thence West along said North  
line of said tract 198 feet to the point of beginning, containing  
3.0 acres, more or less.

To have and to hold the same unto the said James H. Gossett and Ina P. Gossett,  
his wife, as tenants by the entirety,

and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And WE hereby covenant with said James H. Gossett and Ina P.  
Gossett, his wife that WE will forever warrant and defend  
the title to the said lands against all claims whatever.

And I, Alpha Freeman  
wife of the said Earl Freeman

for and in consideration of the said sum of money, do hereby release and relinquish unto the said  
James H. Gossett and Ina P. Gossett, his wife, as tenants by the  
entirety  
all my right of dower and homestead in and to the said lands.

WITNESS our hands and seals on this 11th day of March, 1976

Earl Freeman (L. S.)  
Alpha Freeman (L. S.)



K 467, PG143

✓ This Instrument Prepared by  
BRADLEY & COLEMAN  
Attorneys at Law  
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That We, Earl Freeman and Alpha Freeman, GRANTORS, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Harold Gossett and Parthena Gossett, GRANTEES, and unto their heirs and assigns forever, the following lands situated in County of Craighead and State of Arkansas, to-wit:

All of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 15, Township 14 North, Range 4 East, less the West 198 feet thereof, and Less the East 254 feet thereof.

To have and to hold unto the said Harold Gossett and Parthena Gossett, Grantees, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And We, the GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEES, and unto their heirs and assigns, all my right and possibility of dower, curtesy and homestead in and to the said lands.

And We, hereby covenant with the said Harold Gossett and Parthena Gossett, that We will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 15<sup>th</sup> day of September, 1994.

Earl Freeman

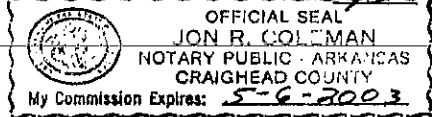
Alpha Freeman

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day personally appeared before the undersigned, a Notary Public duly qualified, commissioned and acting, within and for the said County and State, in person the within named Earl Freeman and Alpha Freeman, to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 15<sup>th</sup> day of September, 1994.

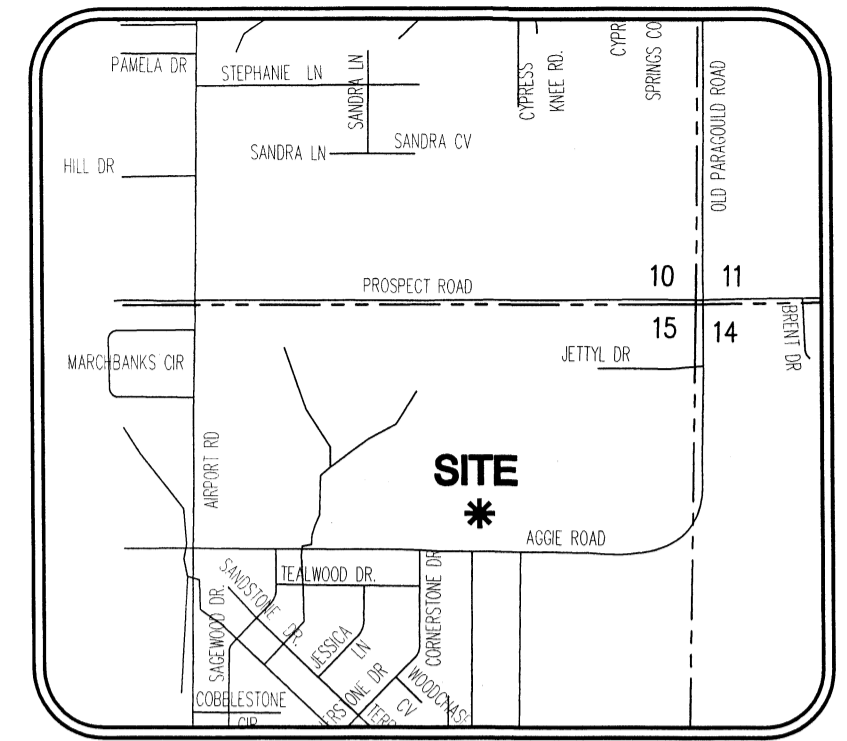
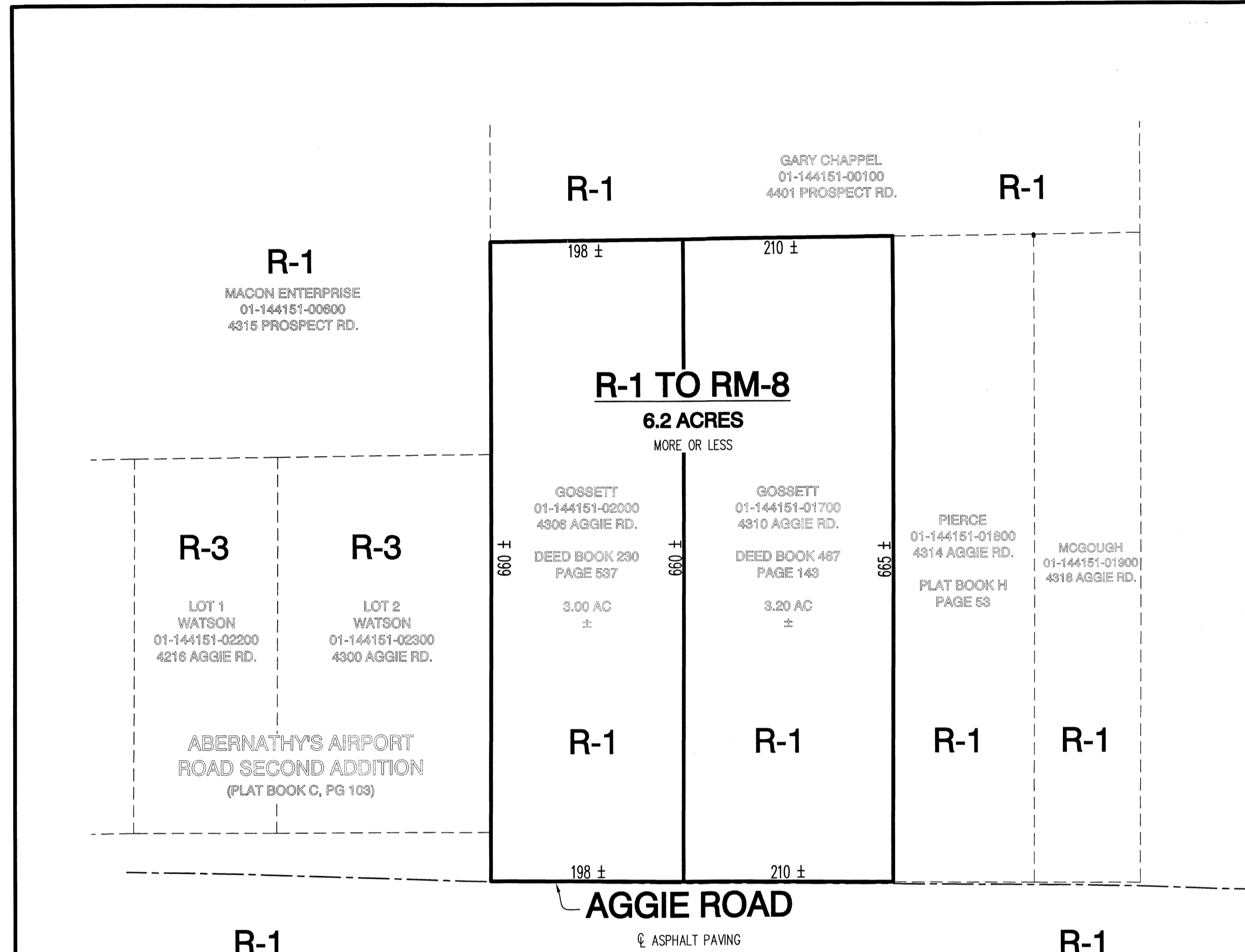


Jon R. Coleman  
Notary Public

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Jamie H. Gossett

4306 East Agge Road  
Jonesboro AR 72401-9793



VICINITY MAP  
(NOT TO SCALE)

**OWNERS CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:  
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (RM-8) RESIDENTIAL MULTI-FAMILY CLASSIFICATION

SIGNED THIS 15 DAY OF MAY, 2012.  
*James H. Gossett* by *Ina P. Gossett RA*  
JAMES H. GOSSETT  
*Ina P. Gossett*  
INA P. GOSSETT

**LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, RUN THENCE SOUTH 660 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 198 FEET, RUN THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 660 FEET TO THE NORTH LINE OF SAID TRACT, RUN THENCE WEST ALONG SAID NORTH LINE OF SAID TRACT 198 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

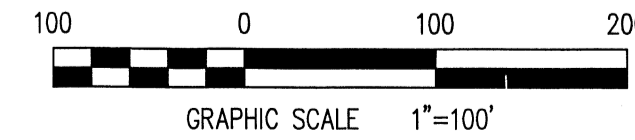
TOGETHER WITH:

ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, LESS THE WEST 198 FEET THEREOF, AND LESS THE EAST 254 FEET THEREOF.

SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY, OFF AND ACROSS THE SOUTH SIDE THEREOF; BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**GENERAL NOTES:**

- HAYWOOD, KENWAR, BARE & ASSOCIATES, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. \*\*SUBJECT TO AN "ON-THE-GROUND" SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN\*\*
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS COMPILATION MAP:
  - WARRANTY DEED, FREEMAN TO GOSSETT, DEED BOOK 230, PAGE 537, DATED MARCH 11, 1976.
  - WARRANTY DEED, FREEMAN TO GOSSETT, DEED BOOK 467, PAGE 143, DATED SEPTEMBER 15, 1994.
  - PLAT OF SURVEY, BY TROY SHEETS, PS 596, RECORDED IN BOOK H, PAGE 53, FILED ON DECEMBER 9, 1986.
  - ABERNATHY'S AIRPORT ROAD SECOND ADDITION, BY TERRY BARE, PS 1048, RECORDED IN BOOK C, PAGE 103, FILED ON FEBRUARY 5, 2001.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS:  
25' STREET SETBACK  
7.5' SIDE SETBACK  
25' REAR SETBACK
- PROPOSED ZONING RM-8, RESIDENTIAL - MULTI-FAMILY CLASSIFICATION, 8 UNITS PER NET ACRE, INCLUDES A; FORMS OF UNITS, DUPLEXES, TRI-PLEXES, QUADS, AND HIGHER.
- PROPOSED RM-8 BUILDING SETBACKS:  
25' STREET SETBACK  
10' SIDE SETBACK  
20' REAR SETBACK



**REZONING APPLICATION**

**HKB**

**REZONING APPLICATION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare AND ASSOCIATES, INC.**  
Civil Engineering, Surveying & Planning Services  
1801 Latourrette Drive, Jonesboro, AR, 72404  
TEL. 870-932-2019 FAX 870-932-1076

JASON H. BRANCH - SURVEYOR  
ARKANSAS - 1596

Haywood, Kenward, Bare, and Associates, Inc  
ARKANSAS - 234

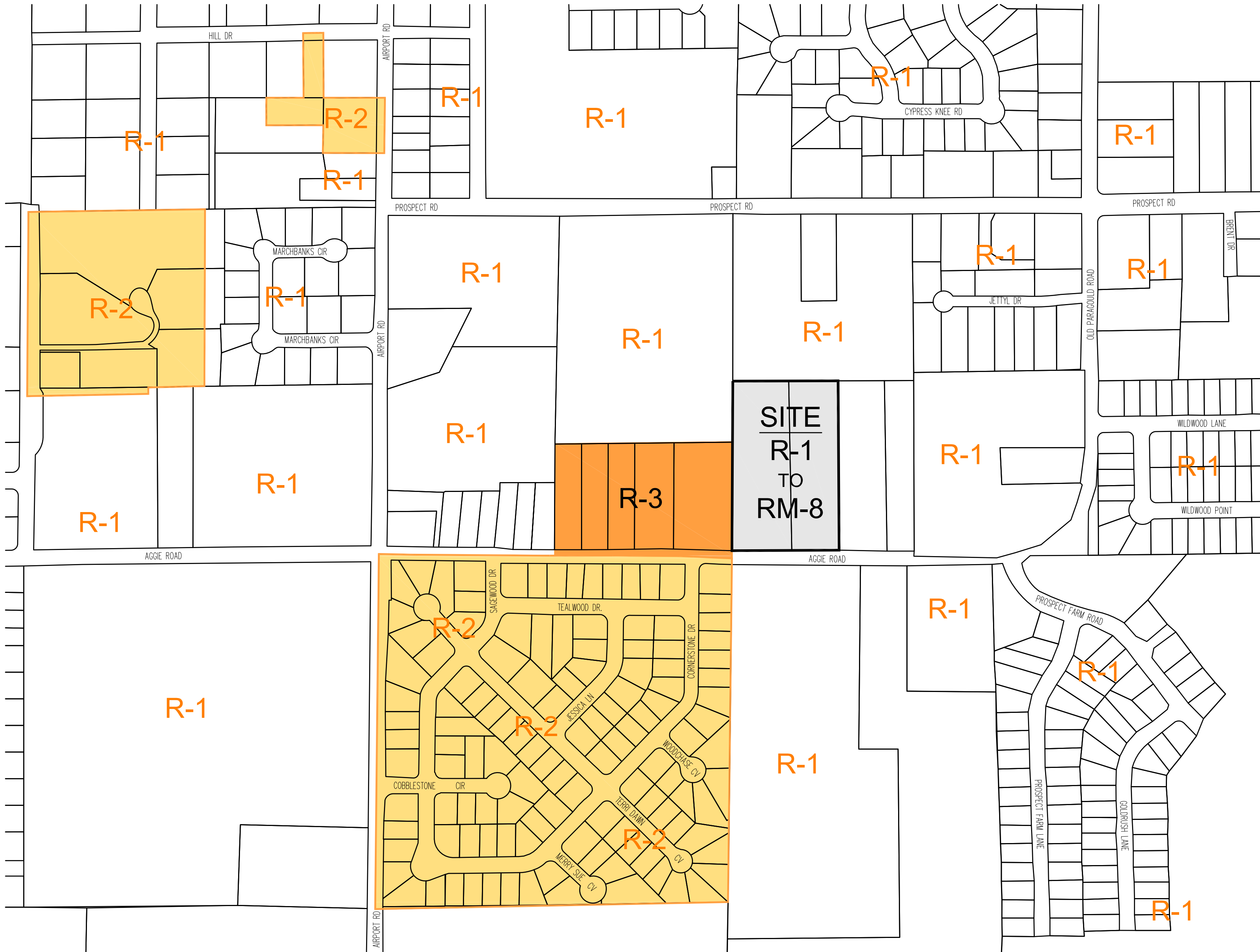
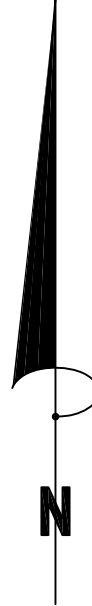
CLIENT:  
TRIPLE W INVESTMENT  
COPYRIGHT 2011, ALL RIGHTS RESERVED

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.  
W039-0001-12

DRAWN BY JHB	CHECKED BY JHB
SHEET 1 OF 1	SCALE 1"=100'
DATE 05/15/12	DRAWING NO. 57-362



## REZONING VICINITY MAP

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare AND ASSOCIATES, INC.**  
 Civil Engineering, Surveying & Planning Services  
 1801 Latourette Drive, Jonesboro, AR, 72404

TEL 870-932-2019 FAX 870-932-1076

JASON H. BRANCH - SURVEYOR  
 ARKANSAS - 1596

Haywood, Kenward, Bare, and Associates, Inc  
 ARKANSAS - 234

CLIENT:  
 TRIPLE W INVESTMENT  
 COPYRIGHT 2011, ALL RIGHTS RESERVED

REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. W039-0001-VM	
DRAWN BY JHB	CHECKED BY JHB
SHEET 1 OF 1	SCALE NOT TO SCALE
DATE 05/15/12	DRAWING NO. 57-362

## REZONING VICINITY MAP