



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: DEC 23, 15
Case Number: R2 15-17

LOCATION:

Site Address: The property is located at the end of Dena Jo Drive and west of 4301-4313 Bekah Drive

Side of Street: West between Dena Jo Drive and Craighead Forest Road

Quarter: NW Section: 5 Township: 13 N 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: R-2 Proposed Zoning: PD- RM

Size of site (square feet and acres): 204,225.5 sq. ft. 4.69 Acres Street frontage (feet): N/A

Existing Use of the Site: Vacant Property

Character and adequacy of adjoining streets: Dena Jo Drive is a Private 2-lane asphalt drive with curb and gutter

Does public water serve the site? No

If not, how would water service be provided? Water will be extended to serve the property

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Sewer will be extended to serve the property

Use of adjoining properties:

North R-2 Multi Family / PD - RM

South R-2 Multi Family

East R-2 Multi Family / PD - RM

West R-2 Multi Family

Physical characteristics of the site: Vacant gentle rolling terrain that was part of the old Craighills Golf Course

Characteristics of the neighborhood: Multi Family Residences

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be in the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing 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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (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: PDW Properties, LLC
 Address: 2729 E Nettleton Av Ste E
 City, State: Jonesboro ZIP AR
 Telephone: 870 931 9300
 Facsimile: 870 268 8550
 Signature: [Signature]

Applicant:

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

Common ownership
 Name: SSP Investments, LLC
 Address: Same
 City, State: _____ ZIP _____
 Telephone: Same
 Facsimile: _____
 Signature: [Signature]

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

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Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
PD-RM - Residential Multi-Family.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
10 Units per Acre.
- (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?
The property would be used for its highest and best use and allow affordable housing to be available for Jonesboro's continued growth.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is surrounded by property zoned R-2 and PD-RM
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property and surrounding area.
- (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 should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property has been developed in phases over the last several years. The property was a golf course before it was developed into residential multi-family housing.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, and emergency services, which are already adequate to handle the proposed development of the property.
- (12). If the rezoning is approved, when would development or redevelopment begin?
The property planned to be developed in 2 to 3 phases. It is anticipated that Development on the first phase would begin this spring.
- (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 meeting has been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Not applicable.