



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 9.17.12
Case Number: RZ12-19

LOCATION: Wimberly Subdivision
Site Address: Greensboro Rd.

Side of Street: North between Rolling Hills Subdivision and Ella Pierce Minor Plat

Quarter: PT NW SE & PT NE SW Section: 08 Township: 14N Range: 04E

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): 275775.5 sq ft or 6.33 acres +/- Street frontage (feet): 190.2 ft

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Paved Street on Mays Lane from Rolling Hills Subdivision and Greensboro Road is Paved

Does public water serve the site? no Possible access from Greensboro Rd or Rolling Hills Subdivision

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? no

If not, how would sewer service be provided? From Greensboro Rd or maybe Rolling Hills Subdivision

Use of adjoining properties:

North	<u>Timber</u>
South	<u>Single Family Dwellings</u>
East	<u>Single Family Dwellings</u>
West	<u>Rental Housing</u>

Physical characteristics of the site: Mostly open vacant land with some rolling hills and little timber.

Characteristics of the neighborhood: Rental Property to the West Side adjoining this property and to the South and East of this property is Single Family Dwellings in a good Neighbor Hood.

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?
- (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 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: Harrell G & Jenna Z Mays

Address: Greensboro Rd

City, State: Jonesboro, Arkansas ZIP 72401

Telephone: 870-802-2711

Facsimile: _____

Signature: *Harrell G Mays*

Applicant:

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

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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**REZONING INFORMATION FOR HARRELL & JENNA Z MAYS
WIMBERLY SUBDIVISION GREENSBORO RD.**

I am asking for a rezoning of the Wimberly Subdivision on Greensboro Road. It currently is zoned for R-1 and I am requesting that it be rezoned for RM-8, as it would be easier to sell.

The current use of the land right now is vacant and has much potential for other housing units or rental property. It has been vacant for several years and needs to be mowed quite often as to keep unwanted activity or animals out of neighborhood. There is a few trees on it and rolling hills. Wimberly Subdivision currently has 275775.5 square feet or 6.33 acres more or less. So there for it could become a second phase of Rolling Hills (if the current owner decided to buy this property). Or it could have at least 50 housing units on this property depending on size of dwellings.

The property surrounding this site has all rental housing on the west side which is Rolling Hills Subdivision with a Road entrance (Leigh Dr.) leading into this property that has not finished but could be. To the North it is all wooded and vacant as well as this property. A few rentals on the south side along with single family dwellings. To the east, there is a single family dwelling. There is a entrance along the South side of this property and is easily accessed from two sides as I stated earlier.