



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 8/1/24  
Case Number: RZ-24-13

## LOCATION:

Site Address: School Street (2117, 3805, 3807, 3811 School)

Side of Street: S between Dewey Street and Thorn Street

Quarter: NW Section: 27 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: R-2 Proposed Zoning: PD-RM

Size of site (square feet and acres): 147,714 SQFT, 3.39 AC. Street frontage (feet): 492

Existing Use of the Site: Vacant, previously had residential.

Character and adequacy of adjoining streets: Asphalt streets

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North Residential

South Nettleton School - STEAM Campus

East Parking lot for church

West Multi-family residential

Physical characteristics of the site: Flat terrain with paved streets; sewer and water are available.

Characteristics of the neighborhood: Mixed use - single family homes, multi-family homes, church building and parking lot to the East and Nettleton School STEAM campus to the South.

*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 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: Flex Properties, LLC

Address: 2318 Moore Road

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 932-4400

Facsimile: \_\_\_\_\_

Signature: Brandon Winters

**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:**

1. How was the property zoned when the current owner purchased it?

R-2 (Multi-Family)

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The purpose of the rezoning is to handle the development and drainage and parking as a single project to make it more efficient and uniform as a planned unit development (PUD). Multi-family homes are currently allowed with the R-2 zoning but each building has to be on its own lot.

3. If rezoned, how would the property be developed and used?

Fourplexes and duplexes would be built on the property.

4. What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

Forty (40) units on five acres.

5. Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

Yes. The property is located in a High Intensity Growth Sector per the Land Use Plan. The High Intensity Sector supports the proposed use of high density multi-family.

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

It would offer additional affordable housing. The developer has similar properties it has developed in the area on Thorn Street and these would be consistent with those prior developments.

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

It would be compatible since there is already multi-family housing around it.

8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?

The highest and best use is PUD. It is the most cohesive and offers a single designed development on the property. PUD would also be more purposeful in design.

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.

No impact. Although it is a rezoning, there is no changing use. The current zoning is Multi-Family and the new zoning would be Multi-Family.

10. How long has the property remained vacant?

Part of the property has been vacant for over 20 years. The other part of the property consisted of small, older homes and mobile homes, which were torn down by the prior owner within the past year.

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

Minimal. That infrastructure is already in place and the development will be following the city requirements for drainage.

12. If the rezoning is approved, when would development or redevelopment begin?

As soon as the plans are approved by the city.

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.*

(1) A neighborhood meeting was held on site at the property on July 17 at 5:00 p.m. The attached flyer was distributed to all neighbors and neighborhoods in the area north of School Street and south of Highland. The flyers were also posted along Thorn Street and School Street. None of the neighbors attended the meeting. (2) Brandon Winters, the individual affiliated with the developer also met with the Nettleton Schools Superintendent Dr. Karen Curtner on July 23, 2024, along with additional school board members and other representatives with the Nettleton Public School District to discuss the rezoning. He provided them with the engineer's draft rezoning plat for the proposed development, as well as pictures of his Thorn West Development that is near the school in that area, which will be similar in design to the new development. Pictures of that development are also attached, which will be similar to this development. School representatives were complimentary of the prior developments by the developer in their district and have no objections to the proposed PUD with 40 units as presented to them. (3) Brandon Winters, the individual affiliated with the developer also met with Pastor Adrian Rodgers with Fullness of Joy Church on July 23, 2024. Dr. Rodgers was also presented with the engineer's draft rezoning plat for the proposed development, as well as pictures of his Thorn West Development that is near the school in that area, which will be similar in design to the new development. Similar to the feedback from the Nettleton

Public Schools, Dr. Rogers was complimentary of the private developments by the developer in the district and has no objections to the proposed PUD with 40 units as presented to him.

14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

Not applicable.