

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

Case Number:

02-17-11
RZ 11-05

LOCATION:

Site Address: Addresses not yet assigned

Side of Street: North of Aggie Road, and West of Paragould Drive

Quarter: Northeast **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:** PD - M (Planned Development – Mixed Use Residential)

Size of site (square feet and acres): 431,298 S.F.; 9.90 acres
Street Frontage (feet): 866.13' along Aggie Road and
282.87' along Paragould Drive

Existing Use of the Site: Formerly contained a single family home and an apartment building. There remains one existing home on the site.

Character and adequacy of adjoining streets: This is proposed to be a Planned Development. The resulting density of the request is similar to a traditional R-1 density, only this proposal lends itself to a bit of flexibility. Therefore, since the overall density is similar in nature to that of R-1, the existing roadways should be adequate.

The interior streets within this development are proposed to be dedicated rights-of-way, constructed to the standards and specifications of the City of Jonesboro. Therefore, the interior streets should also be adequate to meet the demand of this development.

There are street improvements being proposed by the City of Jonesboro for to reconstruct the intersection of Aggie Road and Paragould Drive. However, the specific timing of those improvements is not yet well defined.

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Does public water serve the site?

There are existing water mains in the area. This development would require additional extensions into the parcel for individual service.

If not, how would water service be provided?

Extensions of water mains.

Does public sanitary sewer serve the site?

There are existing sanitary sewer lines in the area. This development would require additional extensions into the parcel for individual services.

If not, how would sewer service be provided?

Extensions of sewer mains.

Use of adjoining properties:

North:	Residential R-1
South:	Residential R-1
East:	Residential R-1
West:	Residential R-1
Southwest:	Residential R-1 (Meadowview Trailer Park)

Physical Characteristics of the site:

The site lends itself to residential development, containing some mature vegetation, and reasonably gentle slopes. The site also contains a portion of an existing pond along a portion of the north side.

Characteristics of the neighborhood:

The immediately area contains a mix of uses. Only a short distance to the west are some apartment buildings. To the southwest (almost across the street) is Meadowview Trailer Park. Other areas in this general vicinity contain primarily single family dwellings.

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REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) How was the property zoned when the current owner purchased it?**

The property was zoned R-1 when acquired.

- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

Over the past several years the City of Jonesboro has grown substantially, generating a market and a need for a variety of developments. A brief conversation with the owner reveals the intent of the development. It is the desire to be able to provide an environment of serenity in this development. The owner would like to incorporate an area that could be termed a park, near the existing lake. It is also a goal of the developer, to provide a location in Jonesboro, in which some of the people could construct duplex units. One of the visions for the development is that the duplexes would combine a residence for an individual or couple that may need assistance, with a residence for the care-giver. In consideration of the dedicated streets, individual lots, a limited number of duplexes, and density similar in nature to R-1, this would seem to be a well-planned location for such a development.

- (3) If rezoned, how would the property be developed and used?**

The property will be developed as a Planned Development incorporating a limited number of duplexes, with single family homes.

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

This is a proposed PD (Planned Development) Classification, including a maximum of twenty-eight (28) lots, upon which there could be a maximum of fourteen (14) duplexes, yielding an overall maximum of forty-two (42) dwelling units. That calculates to a maximum density of approximately 4.3 units per acre. The remainder of the limited use stipulations are listed in item 14, near the end of this application.

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

The proposed rezoning request is consistent with the Jonesboro Comprehensive Plan (the "Plan") in that the Plan recognizes the need for flexibility and establishes norms for certain types of uses. In this instance, the Plan calls for Medium Density Residential. In consideration of the self-imposed parameters of development, and by comparison of the potential density that can be achieved with the R-1 District, it follows this proposal is consistent with the Plan.

(6) How would the proposed rezoning be in the public interest and benefit the community?

The proposed rezoning would allow the extension of utility and drainage infrastructure in compliance with the current standards and specifications of the City of Jonesboro, thereby providing increased property values in the general vicinity, as well as increased residential opportunities.

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

The character of the surrounding area is a mix of uses, including apartment buildings to the west, single family dwellings in the area, as well as a manufactured home park to the southwest. Given the vast mix of current uses, this proposed classification seems to be a good fit for an infill development.

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

The land could be developed as an R-1 subdivision. However, given the personal position of the developer, and the vision they have for the property, their dream community could be developed around them. The developers fully intend to construct their home within this development, as a long-term residence. The idea of being able to live "at home", as well as provide a well-connected residential opportunity and setting for a full-time care-giver is the driving force of this proposed development.

- (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.**

Based upon

- A) The self-imposed restrictions of this proposed development,
- B) The nature and character of the surrounding homes and developments, and
- C) The current standards and specifications for development in the City of

Jonesboro,

this request should have no detrimental impact on: property values, traffic, drainage, visual appearance, odor, noise, light, vibration, nor hours. The only known restrictions upon the property, are those being self-imposed, as enumerated in Item 14, near the end of this application.

- (10) **How long has the property remained vacant?**

Aside from one single family home and one apartment building, this tract was undeveloped. Those two structures have been removed recently.

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

- A) **Utilities:** There will be extensions of the existing utilities to serve this site. Water, sewer, and electrical extensions will have to be approved by Jonesboro City Water and Light prior to the commencement of construction.
- B) **Streets:** The existing streets, plus the interior streets to be constructed should accommodate the traffic for this development.
- C) **Drainage:** Development of the site will be in compliance with the current standards being utilized as the development guidelines. Drainage considerations will necessarily include proper storm water management.
- D) **Parks:** This proposed rezoning should have no impact on the City's existing parks.
- E) **Open Space:** The requested classification will be in compliance with the current standards.
- F) **Fire:** The development of the site will include new construction by current standards, including modern building techniques, thus lowering the demands of fire protection.
- G) **Police:** No impact on the police protection in the area is anticipated.
- H) **Emergency Medical Services:**
No impact on the emergency medical services in the area is anticipated.

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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.

The owner of the property is:

Ms. Gerry McGough
3700 Aggie Road
Jonesboro, AR 72401
(870) 243-3706



CIVILOGIC _____

Note: There is attached, a copy of an e-mail from the owner, providing permission for Civilogic to sign the application in the absence of the owner.

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

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