

RZ 15-14

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/21/15

Case Number:

RZ15-14

LOCATION:

Site Address: 1110 Belt Street

Side of Street: Belt Street, just west of the intersection with Greensboro Road

Quarter: Southwest Quarter **Section:** 8, **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-12; LUO (Maximum of 10 Units)

Size of site (square feet and acres): 53,271.3 S.F.; 1.22 Acres

Street Frontage (feet): 198.74' along Belt Street

Existing Use of the Site: The site currently contains a home and two storage buildings. One of the storage buildings is currently being razed.

Character and adequacy of adjoining streets: Belt Street is the existing street in the area. It is currently accommodating the surrounding population, and it should be adequate to accommodate the traffic generated by the proposed zoning classification. Belt Street is labeled as a Proposed Collector (80' R/W).

Does public water serve the site? Yes. Existing 8" water main on the south side of Belt Street. An extension will be necessary in order to develop the property.

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

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Does public sanitary sewer serve the site?

Yes. Existing sanitary sewer on the south side of Belt Street. The sewer will need to be extended to serve the proposed development.

If not, how would sewer service be provided?

N/A

Use of adjoining properties:

North: Undeveloped R-1 single family zoning.

South: Mixture of R-1 single family developments and some duplex development.

East: One existing R-1 Single family home.

West: Commercial development on land classified as I-1.

Physical Characteristics of the site:

The site has topographic relief, falling is a south and west direction. There are a few trees on the site, and there is a shared driveway on the east side of the property (shared with the owner to the east).

Characteristics of the neighborhood:

This area contains vast mixture of development, ranging from commercial interests to the west, duplex development to the southwest, to single family development to the east, to undeveloped land to the north.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
It was classified as R-1.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The proposed classification is necessary for the best use of the land. The overall development scheme indicates this as a transition area between the existing duplexes and commercial properties, to the existing R-1 property to the east.
- (3) **If rezoned, how would the property be developed and used?**
The land would be developed as a duplex development. We propose a maximum of 10 units on the property.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The density is proposed to be consistent with the RM-12 classification, though we suggest a maximum number of 10 units for the entire site. The intent is to retain or improve the integrity of the overall vicinity.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Village Residential. Therefore, a development of this nature seems to be an appropriate request.

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

The proposed development involves redevelopment of site that contains older buildings that are being removed. The development activity should provide jobs for the area, and a proposed residential area to serve more of the needs of the citizens of Jonesboro.

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

The proposed zoning would fit well into this area. As is exists, the general area and the adjacent properties contain a vast mixture of uses.

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

The highest and best use for this site is as a duplex 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.

The proposed concept of this development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions:
None known and none proposed.

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(10) How long has the property remained vacant?

This property contains one home and two storage buildings, one of which is being razed.

(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 newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

The proposed development would most-likely begin upon approval of the site-specific plans.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The applicants (owners) do plan to hold a meeting with the neighbors prior to the MAPC meeting.

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

This application requests the same classification as the parcel to the east, C-3 LUO, and containing the same prohibited uses. Those are stated below;

- A) Adequate buffering / screening (minimum twenty feet) should be provided for all surrounding single family residential uses.
- B) If and when possible, consolidated curb cuts should be adhered to from gross access to other future developed neighboring tracts of land.
- C) The limited uses shall only include the following:
 - 1) Maximum of 10 Units.
 - 2) Duplex construction only.
- D) No billboards allowed on subject property
- E) Site plan to be reviewed and approved by M.A.P.C. prior to permit releases for future development.

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:

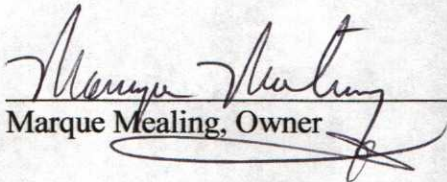
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

The owner of the property is:

Marque Mealing
2003 Greensboro Road
Jonesboro, AR 72401
(870) 930-7695


Marque Mealing, Owner

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