



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/24/12

Case Number:

RZ 12-18

LOCATION:

Site Address: South side of Horseshoe Trails, east of Arkansas Highway 163

Side of Street: South between Highway 163 and Richardson Road

Quarter: SE Section: 09 Township: 13N 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-1 Proposed Zoning: PD-R

Size of site (square feet and acres): 141,570 SQ FT - 3.25AC x2 Street frontage (feet): 222'

250.00
325.00
325.00

900.00

450.00 A piece

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: Asphalt Street - Residential

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? YES

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

Use of adjoining properties:

North RESIDENTIAL SUBDIVISION

South VACANT

East RESIDENTIAL

West RESIDENTIAL SUBDIVISION

Physical characteristics of the site: VACANT SITE

Characteristics of the neighborhood: OLDER SINGLE FAMILY RESIDENTIAL, WITH GROWING COMMERCIAL AND RESIDENTIAL IN THIS AREA

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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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO DEVELOP SINGLE FAMILY HOMES.
- (3). If rezoned, how would the property be developed and used? TO DEVELOP A SINGLE FAMILY DEVELOPMENT AIMED AT FIRST TIME HOMEOWNERS
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 16 UNITS – 7 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?
IT WOULD ALLOW DEVELOPMENT OF SMALL HOMES FOR FIRST TIME BUYERS.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
ZONING WOULD BE CONSISTENT WITH THE DEVELOPMENT ALONG HIGHWAY.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
DEVELOPMENT COULD BE COMPLETED WITHOUT THE PLANNED DEVELOPMENT IN ORDER TO GET THE MAXIMUM NUMBER OF HOMES.
- (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. THIS REZONING SHOULD NOT ADVERSLY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? THE PROPERTY HAS REMAINED VACANT FOR SEVERAL YEARS
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? IT SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO BEGIN IN OCTOBER OF THIS YEAR.
- (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.*
THERE HAVE BEEN NO MEETINGS TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

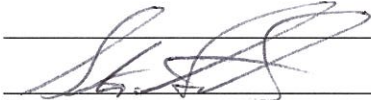
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OWNERSHIP INFORMATION:

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.

Name: Stephen Southard _____
Address: 501 East Lawson Road _____
City, State: Jonesboro, Arkansas _____ ZIP 72401
Telephone: 870-623-2692 _____
Facsimile: _____
Signature:  _____

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.

Name: Lindell Turner _____
Address: 31 CR 454 _____
City, State: Jonesboro, Arkansas _____ ZIP 72404
Telephone: _____
Facsimile: _____
Signature: _____

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