

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/16/12

Case Number:

RZ12 17

LOCATION:

Site Address: 4501 Aggie Road

Side of Street: South Side of Aggie Road

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:

4501 Aggie Road

Existing Zoning: R-1

Proposed Zoning: RS-8 (Residential Single Family, 8 units per acre)

Size of site (square feet and acres): 1,649,070 S.F. – 37.86 Acres

Street Frontage (feet): Total of 495.44' along Aggie Road

Existing Use of the Site: The site currently contains one single family residence, which contains eight (8) bedrooms.

Character and adequacy of adjoining streets: Aggie Road is an existing city street already accommodating some nearby multi-family uses in the immediate area, as well as a significant amount of single family development. It should be adequate to accommodate the proposed zoning classification.

Does public water serve the site? Yes. Existing 12" water main – south side of Aggie Road.

If not, how would water service be provided? Water line extensions will be necessary for full development of the property.

Does public sanitary sewer serve the site? Yes. Existing sewer main running through the property near the southern end.

If not, how would sewer service be provided? Sewer line extensions will be necessary for full development of the property.

Use of adjoining properties:

North: Immediately north; single family homes; Slightly northwest; multi-family development

South: Railroad

East: Prospect Farms – Residential Development

West: Meadowview Manufactured Home Park along the northern boundary, and undeveloped land along the southern portion of the boundary.

Physical Characteristics of the site:

The site has topographic relief, and drains generally to the south, toward the railroad. The site contains one existing home with eight bedrooms. There is existing vegetation on a fair portion of the site.

Characteristics of the neighborhood:

The structures on the north side of Aggie Road appear to be older homes. Prospect Farms is a subdivision with newer homes. Meadowview Manufactured Home Park has been in place in excess of twenty five years.

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?

The applicant was the former owner of Meadowview Manufactured Home Park. The request is being made for a parcel to the east of the manufactured home park, and was zoned R-1 when purchased.

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

This land is bounded on a portion of the west side by a manufactured home park and on the south by the railroad. There is currently a market demand for single family homes on smaller lots than are allowed in the R-1 classification. A development containing smaller, single family lots appears to be a logical transition between the manufactured homes to the west, those within Prospect Farms to the east, and the railroad to the south.

The rezoning becomes necessary following study of the site, and the realization that R-1 development would not support itself adjacent to the manufactured home park or the railroad.

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

The owner desires to develop the land in accordance with the current standards and specifications of the City of Jonesboro, and City Water and Light, and sell the lots to those individuals in the residential market who desire to live in a single family home that requires less maintenance. The streets are proposed to be public streets, and the entire development is to be served with utilities from City Water and Light.

(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 RS-8 classification. The intent is to retain a single family neighborhood character, only smaller lots.

(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 Medium Density Residential. Therefore, a development of this nature, single family homes, seems to be an appropriate request.

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

The proposed development involves further development of a vacant site, thereby providing jobs for the area, as well as additional single family house alternatives for those who elect to have smaller lots and reduced maintenance.

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

The adjacent lots to the east and north are also single family homes. The existing development to the west is manufactured homes, and this proposed classification provides a logical transition. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

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

This land is bounded on a portion of the west side by a manufactured home park and on the south by the railroad. There is currently a market demand for single family homes on smaller lots than are allowed in the R-1 classification. A development containing smaller, single family lots appears to be a logical transition between the manufactured homes to the west, those within Prospect Farms to the east, and the railroad to the south. The proposed classification would then remain consistent with the intent of the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

(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:

The owner proposes to file a Bill of Assurance containing the proposed restrictions, as well as establishment of a Home Owners' Association, which will encompass overall maintenance matters that are applicable to the subdivision.

(10) How long has the property remained vacant?

The property currently contains one single family home which contains eight bedrooms. That home most-likely will eventually be removed.

(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 re-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 additional development would most-likely begin as soon as the formal plans could be prepared, reviewed, and approved.

(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.*

No meeting has been held with the adjacent owners since this is simply a request for single family homes, albeit smaller lots.

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

This requested rezoning is not intended to be a Limited Use Overlay (LUO). The applicant requests a zoning classification of RS-8.

DEAN TYRER - REZONING APPLICATION

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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:

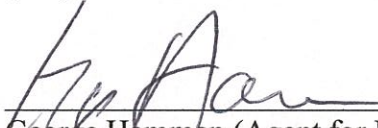
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

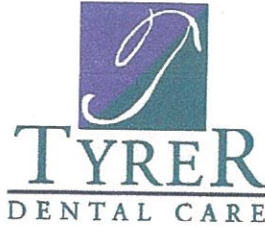
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

The owner of the property is:

Dr. Dean Tyrer
2603 Brown's Lane
Jonesboro, AR 72401
(870) 935-4060


George Hamman (Agent for Dr. Tyrer)
See attached authorization.

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



PERSONALIZED & COMFORTABLE LIFETIME DENTAL CARE

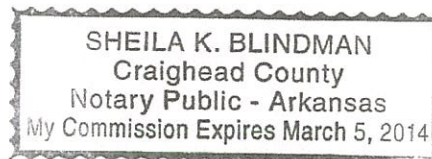
I, Dean A. Tyrer, DDS, authorize George Hamman of Civilogic as my agent to sign the rezoning application for 4501 Aggie Road.

Signature 

Date 8/8/12

Signed in my presence on the 8th day of August, 2012 in Jonesboro, Arkansas, County of Craighead.

Sheila K. Blindman
Notary Public



DEAN TYRER, DDS

2603 BROWNS LANE, JONESBORO, AR 72401 870-935-4060 FAX: 870-931-6715