



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

11/19/12

Case Number:

R212-24

LOCATION:

Site Address: At end of Keely and Lexee Streets with frontage on Ingels (address not assigned)

Side of Street: East End of Keely and Lexee

Quarter: NW Section: 3 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: RS-7 and RM-8

Size of site (square feet and acres): RS-7 – 383 sq.ft., 8.81 acre Street frontage (feet): Approx. 245
RM-8 – 866 st. ft., 22.19 acre
RM-8-751.891 sq. ft., 17.26 ac

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: RS-7

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	Agricultural/Vacant
South	Agricultural
East	Higginbottom Creek/Agricultural
West	Residential/Vacant/Agricultural

Physical characteristics of the site: Primarily flat topography with Higginbottom Creek bordering east side of property

Characteristics of the neighborhood: Residential to west of proposed RS-7 is zoned R-3 with LUO for single family.

Proposed Rezoning maintains similar density and characteristics to existing development.

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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? Property was acquired by applicant through foreclosure. Property was zoned R-1 at the time of foreclosure. Property that is under contract is zoned R-1.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? So that the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used? It is anticipated that the property would be developed in phases over a number of years.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Adjacent residential development is currently zoned R-3, which is identical in density to the requested RS-7. The requested RM-8 is only slightly more dense than the adjacent property which is zoned R-3. After street development is considered, it is anticipated that the density for the RM-8 will be approximately 5.5 units per acre.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? It is consistent with adjacent zoning, density levels are consistent with existing development, and is near property areas designated for higher density development.
- (6). How would the proposed rezoning be in the public interest and benefit the community? The property would be used for its highest and best use and allow affordable housing to be available for Jonesboro's continued growth.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Property is at the edge of the city limits and is adjacent to property that is zoned R-3 (18 units per acre). Development will enhance the surrounding property and will likely increase surrounding property values.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not highest and best use of the property.
- (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. There should be no adverse impact on any adjacent property owner. Property values will increase and the traffic facilities are sufficient to handle the increased load from the proposed development. The property is adjacent to Higginbottom Creek, which has capacity to handle the anticipated development.
- (10). How long has the property remained vacant? Part of the property is presently being used for agricultural purposes. The entire property was formerly used for agricultural purposes. Approximately 31 acres of the property is currently vacant pending development.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? No adverse impact on the utilities, streets, drainage or emergency services such as fire, police and medical services, as all services are sufficient to handle the anticipated future development of this property.
- (12). If the rezoning is approved, when would development or redevelopment begin? Unknown. It is anticipated that development would occur in phases to meet demand over a number of years.
- (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.* Property owner to the west of the 17.26 acres has no objection to the rezoning proposal. Property owners to the west of the 8.81 acre tract have not been contacted as the characteristics of the adjacent property will not change under the proposed rezoning.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Not applicable.

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.

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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: Owner

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

Under contract for 17.26 acres; owns 30.90 acres.

Name: **Charles R. Watson Family Trust**
Address: 3000 Mockingbird Lane
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: (870) 932-6530
Facsimile: N/A
Signature: *Charles R. Watson Family Trust*
By Patricia M. Watson Trust

Name: **Unico Bank**
Address: 506 W. Kingshighway
City, State: Paragould, AR ZIP 72450
Telephone: (870) 236-1700
Facsimile: (870) 236-1911
Signature: _____

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

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