



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 4/17/12
Case Number: RZ-12-05

LOCATION:

Site Address: _____

Side of Street: WEST between AGGIE RD and PROSPECT RD
W 1/2 NW 1/4

Quarter: NE 1/4 Section: 15 Township: 14N Range: 04E

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: B-1 Proposed Zoning: Mixture of R-1 + R-1A16
Planned Development

Size of site (square feet and acres): 7.05 AC 306923.9 SQ. FT Street frontage (feet): 1019.7'
PROPOSED PLAT TO FOLLOW

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: _____

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 RESIDENTIAL

South VACANT

East RESIDENTIAL

West RESIDENTIAL

Physical characteristics of the site: _____

Characteristics of the neighborhood: Mixed residential uses in the area.

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

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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: [Signature] STONE STREET Church of Christ

Address: 1607 STONE ST

City, State: JONESBORO, AR ZIP 72401

Telephone: _____

Facsimile: N/A

Signature: [Signature]

Applicant:

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

Name: MORRIS-KODI LLC

Address: PO Box 1081

City, State: Jonesboro AR ZIP 72403

Telephone: 870-919-7700

Facsimile: _____

Signature: [Signature]

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

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- 1). The property was zoned at an R1 Zoning
- 2). The purpose of the rezoning is to allow multiple units on one lot. The current zoning does not allow this.
- 3). If the property is rezoned. The outer perimeter (along Airport and Prospect Rd) would still be used as single family houses as serve as a buffer to the inner portion that will contain less than 65 horizontal property regimes. The purpose of this is to sell each unit in order to give ownership.
- 4). The outside portion will be at a density of 5.5 units per acre. Each lot will contain 7,800 square feet of area. The inner portion will have a density of 16 units per acre.
- 5). No
- 6). This development proposes units to be sold well below \$100,000. This would help serve parents of students that attend ASU to find affordable housing with ownership as well as the new NEA Baptist staff. Homeowner dues would pay for maintenance of the grounds and facility.
- 7). The development would be an attractive addition to the area. House trailers are adjacent to the land. Higher density apartments are less than 500 feet to the south. There is also a trailer park with more than 100 trailers just 1,100 feet to the south. This development with single family houses on the perimeter will be compatible as well as an improvement to the area.
- 8). With the amount of house trailers in close proximity, I, as a developer would not risk building a subdivision for single family houses. The church that owns the property would like to sell this property in order to build a church at a different location.
- 9). In my opinion the following will be the affects on nearby property from this development:
 - Property Value – Vacant land nearby will increase in value while houses in the area will see little effect.
 - Traffic - as with any development, traffic will be increased. The solution to this problem is not to hinder growth but to improve the infrastructure so that increase in traffic can be accommodated.
 - Drainage – There will be an impoundment area which will only improve the runoff from the site.
 - Visual Appearance – Single family houses will be on the outer portion of the property to serve as a buffer. The inner portion will be an attractive plan with all brick exterior and carports or garages. The area will be maintained professionally in order to keep the property values as high as possible.
 - Odor – There should be no change in odor associated with this rezoning.
 - Noise – There should be minimum increase in noise associated with this rezoning.

Light – There should be no more light increased as apposed to any other residential area.

Vibrations – No vibrations added to the area.

Hours of use – Same as any other residential area.

Restrictions – No negative restrictions will apply to the property.

10). The property has been vacant indefinitely.

11). The development would add to the infrastructure of utilities in the area. The development would not affect the roads. Drainage in the area would be improved due to detention. Open spaces will be located on the property for owners of the property. Fire, police and medical emergency personnel will be provided with adequate access to the entire area.

12). Once approved, development would start within months.

13). Owners have yet to be notified.