



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10-11-01
Case Number: BZ-01-43

LOCATION:

Site Address: 4707 So. CARAWAY
Side of Street: _____ between COUNTRY VIEW CR and HURST LN
Quarter: _____ Section: 5 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: Rm-12 1.79 ACRES
Size of site (square feet and acres): 77816.68 Street frontage (feet): 362.24
Existing Use of the Site: Residential
Character and adequacy of adjoining streets: Caraway Rd fronts property
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	<u>RESIDENTIAL</u>
South	<u>RESIDENTIAL</u>
East	<u>BALL FIELDS</u>
West	<u>undeveloped property</u>

Physical characteristics of the site:

Sloping

Characteristics of the neighborhood:

TR 1 & R2 Apartments

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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?
- (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:	<u>Bob W. Hanson</u>	Name:	_____
Address:	<u>2403 TOWN DAKS</u>	Address:	_____
City, State:	<u>Jonesboro, N.C.</u>	City, State:	_____ ZIP _____
Telephone:	<u>933-6162</u>	Telephone:	_____
Facsimile:	<u>935-5095</u>	Facsimile:	_____
Signature:	<u>Bob W. Hanson</u>	Signature:	_____

Applicant:

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

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

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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?
In order to build apartments.
3. If rezoned, how would the property be developed and used? R-3. To build a total of eighteen (18) units—four 4-plexes and one duplex.
4. What would be the density or intensity of development (e.g. number of residential units, square footage of commercial, institutional, or industrial buildings? Four 4-plexes, approximately 4,000 sq. ft. per 4-plex or 1,000 sq. ft. per unit.
5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Lane Use Plan? Yes
6. How would the proposed rezoning be the public interest and benefit the community? By providing necessary housing for Jonesboro residents.
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? It would be used approximately the same.
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes. The land is too valuable for R-1 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? Rezoning would not have an adverse affect on existing property. The property to the North of this location is already rezoned R-2. The property to the South remains R-1. I would build a privacy fence on the South property line, if necessary. The property to the rear cannot be used for building because of the lay of the land and an electrical easement directly behind that.
10. How long has the property remained vacant? One year.
11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? There would be no problem whatsoever.
12. If the rezoning is approved, when would development or redevelopment begin?
Within six months.
13. How do neighbors feel about the proposed rezoning? I did not know a neighborhood meeting was required before submitting this application.