

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 2/18/15  
Case Number: R215-04

## LOCATION:

Site Address: 3298 Colony Drive

Side of Street: North between Olivia Court and  
Stadium/Railroad tracks and Richardson Rd

Quarter: NE ¼      Section: 4      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-6

Size of site (square feet and acres): 7.26 Acres/316,242.1 ft<sup>2</sup>      Street frontage (feet):  
Driveway only (60 feet)

Existing Use of the Site: Undeveloped with portion of property in Flood Plane

Character and adequacy of adjoining streets: Colony to Stadium – collector; approx. 0.25 miles to Stadium

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	Undeveloped – Floodway/Creek/single family home
South	Church
East	Residential (RS-7)/Commercial (C-3)
West	Railroad/Commercial/Multi-family (R-3)

Physical characteristics of the site: Primarily flat topography

Characteristics of the neighborhood: Transitional in nature from commercial to single family residential

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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? So that the property can be used for its highest and best use. Given the location next to the railroad tracks and the commercial development it will be difficult to develop as single-family residential.
- (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)? A maximum of 40 units with a mixture of 2 bedroom and 3 bedroom units, and an office with manager living quarters and a fitness facility is currently planned.
- (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. On the Land Use Map, the property is recommended for High Density Single Family Residential. If the property were rezoned to a single family equivalent, it could result in approximately 57 single family homes on the site.
- (6). How would the proposed rezoning be 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? The proposed rezoning would provide a transition from commercial to single family residential.
- (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, nor is it economically feasible to develop as single family residential given the location adjacent to the railroad tracks.
- (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 or on the residents of the neighborhood developments in the area.
- (10). How long has the property remained vacant? To our knowledge, the property has never been developed.
- (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? 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. See attached.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Not applicable.

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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: Owner**

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

Name: **Duyen Tran**  
Address: 1005 Brownstone Drive  
City, State: Jonesboro, AR  
Telephone: 870-219-3168  
Facsimile: • N/A  
Signature: 

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

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