



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 01-13-11
Case Number: RZ 11-01

LOCATION:

Site Address: 2225 & 2227 Bell St.

Side of Street: S between Caraway Rd and Purveyor St.

Quarter: NE NE Section: 17 Township: 14 N 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: R-m-6

Size of site (square feet and acres): 576224² (1.32ac) Street frontage (feet): 390'

Existing Use of the Site: Residential Rental

Character and adequacy of adjoining streets: Paved - 2 lane w/ shoulders

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 Rental

South Single Family Res. & Residential Rental

East Residential Rental

West Church

Physical characteristics of the site: Flat Terrain

Characteristics of the neighborhood: Residential Rental Units

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? *R-1*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *To change zoning to match the use.*
- (3). If rezoned, how would the property be developed and used? *Add a duplex & use all bldgs as rentals*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *6 units on 1.32 acres*
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? *Yes*
- (6). How would the proposed rezoning be in the public interest and benefit the community? *Property would be zoned as it is being used & provide housing for ASU*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *consistent*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *not meet city ordinance as present use*
- (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. *No adverse effect foreseen*
- (10). How long has the property remained vacant? *N/A*
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? *None anticipated*
- (12). If the rezoning is approved, when would development or redevelopment begin? *Immediately after approval*
- (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. *N/A*

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:

Name: Yungbo Ouyang
 Address: 3114 Prairie Dr.
 City, State: Jonesboro AR ZIP 72404
 Telephone: (870) 934-0356
 Facsimile: _____
 Signature: *Yungbo Ouyang*

Name: same
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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