# Application
# for a
# Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: **05-11-09**

Case Number: **RZ-09-09**

**LOCATION:**

Site Address: Lots 1-5 including 3700 Flemon Rd.

Side of Street: **W** between Flemon Rd. and Meadow Ln.

Quarter: **SE of NE** Section: **4** Township: **13** Range: **3**

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: **AG1** Proposed Zoning: **RS-6**

Size of site (square feet and acres): **1.93** Street frontage (feet): Flemon 160.37 Wisteria

Existing Use of the Site: Residential & vacant

Character and adequacy of adjoining streets: Two dedicated paved streets

Does public water serve the site? Yes

If not, how would water service be provided? 

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? To be connected to CWL sewer

Use of adjoining properties:

North Prairie Meadows Subdivision

South AG

East AG1

West RS-6 Detention pond

Physical characteristics of the site: Flat, trees

Characteristics of the neighborhood: Single family homes & agriculture

*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.*
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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: *Chad, Qpnly Austin Kong*

Address: *3700 Hernon Rd*

City, State: *Jonesboro AR* ZIP *72404*

Telephone: *(870) 253-1670*

Facsimile: _____

Signature: *[signature]*

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

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

*same*

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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*29-Aug-03, Revised 31-Oct-03*

Rezoning Information:

(1) How was the property zoned when the current owner purchased it?
   a. A-1
(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
   a. The purpose of the proposed rezoning is to subdivide the property owned by Dustin King and Chad King. The rezoning is necessary in order to obtain building permits.
(3) If rezoned, how would the property be developed and used?
   a. The property would be used to build single-family homes.
(4) What would be the density or intensity of the development?
   a. The density of the development would be made up of one house on the front acre, and four quarter acre lots on the back acre.
(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
   a. Yes
(6) How would the proposed rezoning be the public interest and benefit the community?
   a. Increase census and millage for the schools.
(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
   a. The majority of the surrounding areas are zoned RS-6 . Therefore, the proposed rezoning would match that of the surrounding area.
(8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?
   a. It is the understanding of the owners that rezoning is necessary in order to build a house on 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 o the affected property?
   a. The proposed rezoning would not greatly affect the surrounding area. The owners would build a maximum 4 houses. The Prairie Meadow subdivision is currently being developed for single-family homes to the North, East, and West of the property proposed for rezoning.
(10) How long has the property remained vacant?
   a. The property was vacant upon inheritance by family.
(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
   a. Prairie Meadows subdivision is being developed to the North, East, and West of the property proposed for rezoning. All utilities, streets, drainage, etc. have been updated for this development.
(12) If the rezoning is approved, when would development or redevelopment begin?
   a. Upon approval of the rezoning, development would begin as soon as building permits are issued.

(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.

    a.  The rezoning has been verbally discussed with our neighbor to the East, Debbie Sterling. She did not oppose the proposed rezoning.  To the West of the property proposed for rezoning is a detention pond.  To the South is Flemon Rd.