



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: RZ18-23
Case Number: 9.17.18

LOCATION:

Site Address: Cedar Street

Side of Street: South between Church Street and Warren Street

Quarter: NW Section: 7 Township: 14N 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-3 Proposed Zoning: RI-U

Size of site (square feet and acres): 3,499.87 sq. ft. 0.08 acres Street frontage (feet): 50.0 ft on Cedar

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Cedar Street-in Good Condition

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 R-3

South R-3

East R-3

West R-3

Physical characteristics of the site: Residential property

Characteristics of the neighborhood: Residential

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 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

** SEE ATTACHMENT **

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: See attachment for answers

- (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.

Applicant:

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

Name:

Dalmar Inc Jorge de la Garza

Name:

Address:

1708 Wembleton Dr

Address:

City, State:

Jonesboro Ar ZIP 72401

City, State:

ZIP

Telephone:

870-273-5592

Telephone:

Facsimile:

Facsimile:

Signature:

[Signature]

Signature:

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

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29-Aug-03, Revised 14-3-2014

Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used in compliance with city standards.
- (3). If rezoned, how would the property be developed and used?
To build a residential single family home.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
One single family home.
- (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 the public interest and benefit the community?
The property would be used to support the growth of the City of Jonesboro.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be very compatible with the surrounding area and is adjacent to solely residentially zoned property.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, Lot cannot be developed within compliance to city standards.
- (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 to the adjoining property owners. There will be minimal impacts with regards to noise, light, and existing infrastructure in the immediate area.
- (10). How long has the property remained vacant?
The property has an existing shop building that is to be removed to allow for construction of a single family home.
- (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 will be no adverse impact on utilities, streets, drainage, and emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Estimated within one year.
- (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.*
No meetings have been held.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
N/A