

Application
for a
Zoning Ordinance Map Amendment

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METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

12-17-07

Case Number:

RZ-07-49

LOCATION:

Site Address: No address assigned at this time.

Side of Street: North side of Peachtree Avenue, between Bridger Road and Pebblewood Drive

Quarter: NE $\frac{1}{4}$ Section 2, Township 14 North, Range 4 East

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: Residential R-1

Proposed Zoning: Planned Development (PD) *(mixed use)*

Size of site (square feet and acres): 1,346,901 SF
30.92 Acres

Street Frontage (feet): 934.96 feet; Peachtree Avenue

Existing Use of the Site: This site is currently undeveloped.

Character and adequacy of adjoining streets: Peachtree Avenue is currently a two lane street with no curb and gutter, which leads directly to Pleasant Grove Road and Highway 49.

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, sewer crosses the site along the west side.

If not, how would sewer service be provided? Sanitary sewer extensions will be necessary for the development.

Use of adjoining properties:

North: Residential - Sage Meadows Subdivision

South: Existing single family dwellings

East: Vacant residential.

West: Existing single family dwellings

Physical Characteristics of the site: The site is currently undeveloped. The terrain slopes in a general southwest direction. There is no significant vegetation of substantial size on this site.

Characteristics of the neighborhood: The surrounding area is primarily residential in nature at this time.

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REZONING INFORMATION:

the applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following question in detail:*

- (1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 when it was purchased.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose is to prepare the site for development as a planned community, including retirement community, condominiums, single family homes, duplexes, and an assisted living facility.
- (3) If rezoned, how would the property be developed and used?
There are currently plans for this site to be a new low-traffic residential and an assisted living facility.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The plans have not been formalized. The current Conceptual Plan includes mixed uses as described above.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
It appears that the classification of "Medium Density Residential is shown for this area. This proposed zoning is comparable to a medium density development.
- (6) How would the proposed rezoning be the public interest and benefit the community?
The proposed rezoning would allow development of the site as a medium density residential, combined with a proposed assisted living facility.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The buildings are planned to be a style which is compatible with the area.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The property is not currently developable in a traditional single family method. The desires of the owners are to provide a desirable setting for a retirement community, coupled with some single family and duplex development, and ultimately an assisted living facility.
- (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.
Property Value:
There should be a positive impact on property values as the site is developed under the current standards and specifications of the City of Jonesboro.
Traffic:
Considerations are currently underway in the City of Jonesboro regarding the increase in capacity of Peachtree Avenue. Therefore, right-of-way is being designated as sixty feet (60') from the existing center-line, to assist in accommodating future plans of the City.
Drainage:
Any development of this site will be in accordance with the current standards and specifications of the City of Jonesboro. A portion of this proposal includes the construction of two ponds / lakes with standing pools. The lake will be designed in such a

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manner as to over detain storm water runoff from the upstream basin.. The purpose for this design is to assist the City of Jonesboro in alleviation of some of the current drainage situations along Bridger Creek.

Visual Appearance:

Please refer to the accompanying building plans for the residential units to be constructed in association with the retirement community area. The other residential units to be considered will also be aesthetically pleasing.

Odor:

There are currently no proposed uses under consideration that have inherent odors associated with it.

Noise:

There are currently no proposed uses under consideration that have inherent noises associated with it.

Light:

There are currently no proposed uses under consideration that have offensive lighting associated with it.

Vibration:

There are currently no proposed uses under consideration that have inherent vibration associated with it.

Hours of Use:

There are currently no proposed uses under consideration that have unusual hours of operation associated with it.

(10) How long has the property remained vacant?

This site is undeveloped.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

Utilities:

The reclassification and development of this site should have no impact on existing utilities. The final development plan will indicate extensions of the existing utilities.

Streets:

Considering the current considerations by the City of Jonesboro, the level of traffic on Peachtree Avenue will have a small impact on the traffic.

Parks:

Approximately 2.2 acres of the land has been indicated on the Conceptual Plan as an area for a park. This will serve to enhance the development, and provide a specific area for the residents to use in traditional "park" activities.

Open Space:

The site will be developed in accordance with the current standards and specifications of the City of Jonesboro. The creation of two lakes as mentioned, and reservation of an area for a park contribute greatly to the open spaces.

Fire:

The re-development of this site should pose no unusual demands on the Jonesboro Fire Department. If the decision is made for a portion of this to be a gated community, the appropriate emergency access aspects will be included in the development.

Police:

The re-development of this site should pose no unusual demands on the Jonesboro Police Department.

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Emergency Medical Services:

The re-development of this site should pose no unusual demands on the existing emergency medical services available in Jonesboro.

- (12) If the rezoning is approved, when would development or redevelopment begin?
The site planning is in the early stages, taking into account considerations for parking and drainage. We anticipate commencement of development during 2008.
- (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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*
No meeting has been held. There is no anticipated opposition to this request.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application is intended to be a Planned Development (PD). The uses are restricted by the Conceptual Plan accompanying this application.

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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:

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

Name: Double Hill, LLC
Ms. Connie Hill
Address: 1420 Woodbury
City, State: Jonesboro, AR 72401
Telephone: (870) 761-4426

Signature: _____



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

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