

Application for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: No addresses assigned to date. +/- 29.8 acres, West of Bettie Dr. and North of French Street & West of Church Street (AKA Highway 141)

Side of Street: South of Bettie Dr. and West of Church Street (AKA Highway 141)

Quarter: Part of the North Half of Section 7, Township 14 North, Range 4

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: PD-R

Planned Development —
Residential (Single Family
Attached)

Size of site (square feet and acres): 1,298,088 S.F. – 29.8 Acres

Street Frontage (feet): 60' at the end of French St & 60' at the end of Bettie Dr., Bettie Dr. will be extended for the project

Existing Use of the Site: Very little, if any development on the parcel.

Character and adequacy of adjoining streets: Bettie Dr. is an existing two-lane road, which has been classified by the Master Street Plan as a Collector Street and is platted with 60' of rights-of-way for which the development has yet to be completed. The project will dedicate another 10' of right of way for the collector. French Street is a residential street that connects the project from the South to Church Street (aka Hwy 141) via W. Alpine St.

Does public water serve the site? Yes, Existing 12" water, North & South of Property

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes There are existing main sanitary sewer lines running along the north, West and South side of the site. For the proposed development, sewer extensions would be necessary.

If not, how would sewer service be provided? Sewer extensions will be required in order to serve the various phases of the development.

Use of adjoining properties: North: Residential (R-1) – seven older homes (NE) and majority of land is undeveloped/agricultural, South: Residential (R-1) – ½ developed (seven homes) ½ undeveloped/agricultural, East: Residential (R-1) – two older homes and majority of adjacent land is undeveloped and land locked from Church Street, West: Residential (R-1) – two homes, agricultural.

Physical Characteristics of the site:

The site is well suited to a development of this type. The slopes are reasonable and the development can be accommodated throughout. There is a natural drawing feature to the creek to the east which will be used to the best of our ability to provide storm water management, as well as provide a portion of the aesthetically pleasing "Green Space" associated with this development.

Characteristics of the neighborhood:

This site is surrounded by sparse residential uses, some agricultural land.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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.