

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 09-22-11 REVISED
Case Number: RZ 11-21

LOCATION:

Site Address: 2700 Wakefield Drive
2703 Wakefield Drive

Side of Street: Northwest Side of Wakefield Drive

Quarter: Northwest **Section:** 9, **Township:** 13 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:

2700 Wakefield Drive

Existing Zoning: R-1 **Proposed Zoning:** RM-12

2703 Wakefield Drive

Existing Zoning: R-2 **Proposed Zoning:** RM-12

Size of site (square feet and acres): 34,848 S.F. – 0.80 Acres (2700 Wakefield Drive)
35,283 S.F. – 0.81 Acres (2703 Wakefield Drive)
(Per the recorded plat of Wakefield Acres)

Street Frontage (feet): Total of 151.6' along Wakefield Drive

Existing Use of the Site: 2700 Wakefield Drive:
Single Family Residence (destroyed by fire)
2703 Wakefield Drive
Six existing multi-family units

Character and adequacy of adjoining streets: Wakefield Drive is an existing city street already accommodating some adjacent multi-family uses in the immediate area. It should be adequate to accommodate one more development for his site.

Does public water serve the site? Yes.

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

SANDA GREENE - REZONING APPLICATION

09/19/11

PAGE 2 OF 6

Does public sanitary sewer serve the site? Yes.

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

Use of adjoining properties:	North:	Existing Single Family Residence
	South:	Existing multi-family
	East:	Existing multi-family
	West:	Existing Single Family Residence

Physical Characteristics of the site:

The site is relatively flat with little topographic relief, and drains generally to the northwest, to an existing ditch. The site contains the foundation of an older home, which was destroyed by fire, and several small storage buildings. There is existing vegetation along most of the perimeter of the site, which provides a fair visual barrier.

Characteristics of the neighborhood:

This is primarily a developed area containing multi-family housing. The overall area also contains a few single-family homes.

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.

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 questions in detail:*

(1) How was the property zoned when the current owner purchased it?

The property is currently zoned R-1 and R-2.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

This lot is surrounded on the east and south sides by multi-family uses, and are all accessed through the use of Wakefield Drive. This lot could be redeveloped in a manner very consistent with the existing adjacent uses, by the construction of some multi-family units.

(3) If rezoned, how would the property be developed and used?

The buyer has views similar to those for the existing adjacent uses, and in fact, the applicant is the owner of the property to the south. This development would be similar in nature to the existing adjacent units.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The density is proposed to be consistent with the former designation of R-2, though slightly less dense. The intent is to retain the character of the adjacent uses.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be High Density Residential. Therefore, a development of this nature seems to be an appropriate request.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development involves redevelopment of an existing site, thereby providing jobs for the area, as well as additional housing alternatives for those who may elect to rent rather than own their home.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The adjacent lots have already been developed in a manner consistent with this request. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Though the property could be developed in accordance with the existing zoning, the proposed re-development would render a higher density development, bringing this lot into compliance with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

(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.

The proposed concept of re-development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property was occupied, but the home was destroyed by fire.

(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 newly re-developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The renovation would most-likely begin as soon as the plans could be prepared, reviewed, and approved.

(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 with the adjacent owners, as most of the surrounding area served by Wakefield Drive is occupied by rental tenants.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This requested rezoning is not intended to be a Limited Use Overlay (LUO).

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:

The owner of the property is: Mr. Jerry Whitlow
 1799 Highway 177 S
 Salesville, AR 72653

The applicant (and signatory) for this request is the proposed buyer:
 Ms. Sanda Greene
 1720 South Caraway Road
 Jonesboro, AR 72401



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