

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

Case Number:

9/30/2020
RZ 20-18

LOCATION:

Site Address: 2512 and 2514 Curtview Street, Jonesboro, AR 72401

Side of Street: East side of Curtview Street

Quarter: Part of the Northwest Quarter of the Southwest Quarter of Section 27,
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: R-1 **Proposed Zoning:** RM-8

Size of site (square feet and acres): 25,011 S.F. – 0.57 Acres

Street Frontage (feet): 140 feet along Curtview Street

Existing Use of the Site: The land is currently vacant. The northern lot was once occupied by a home, but it was removed between 2015 and 2019.

Character and adequacy of adjoining streets: Curtview Street is a two lane residential street serving the area as a part of a traffic network providing a traffic circuit in many different directions. The current Master Street Plan indicates it is to remain a residential street.

Does public water serve the site? Existing 6" water, west side of Curtview Street.

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

TANNICA GAMBLE – REZONING APPLICATION

09/30/2020

PAGE 2 OF 6

Does public sanitary sewer serve the site? Existing sanitary sewer on the east side of Curtview Street.

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

Use of adjoining properties: **North:** Residential (R-1) – one home
South: Residential (R-1) – 4 unit apartment building
East: Residential (R-1) – vacant / City of Jonesboro
West: Residential (R-1) – within the 200' notification area, there are 12 manufactured homes occupying three parcels, and one incomplete duplex.

Physical Characteristics of the site:

There is little slope to the land. It does fall within the floodplain, and future development shall adhere to the City's floodplain regulations.

Characteristics of the neighborhood:

This site is surrounded by a variety of residential uses, many of which are non-compliant. Directly to the south there is a four unit apartment building on R-1 property. To the west there is an incomplete duplex on R-1 property. To the southwest there are twelve manufactured homes occupying three parcels zoned R-1. On the southwest corner of the intersection of Race Street and Curtview Street are four apartment buildings.

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 was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The purpose of the rezoning is to be able to construct two duplex buildings, one on each of the existing lots.
- (3) **If rezoned, how would the property be developed and used?**
If rezoned, the applicant / developer plans to develop the site in accordance with the standards and specifications of the RM-8 Zoning Classification and the standards and specifications of the City of Jonesboro. The intent is to construct one duplex building on each of the two lots.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The client intends to construct one duplex building on each lot for a total of four units. That calculates into a density of 7.02 units per acre. A suggested site layout has been provided to illustrate the intent.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as High Intensity Residential, therefore this request is consistent with said plan.

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

This request would benefit the community by providing new construction and housing for an additional four units. With new construction comes economic development for the immediate area as well as the community.

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

This request is completely compatible with the development in, and the character of the surrounding area. Please refer back to the “Characteristics of the Neighborhood” on Page 2.

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

Considering the surrounding uses, this area would be better served and better suited for the placement of a duplex on each lot than single family homes.

(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.

This proposed zoning classification 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

(10) How long has the property remained vacant?

The previous development on these lots was removed sometime between 2015 and 2019.

(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 change in the zoning from R-1 to RM-8 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 current plan calls for development to begin as soon as plans could be prepared that are in accordance with the appropriate standards and specifications.

(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.*

Of all the parcels in the area, it appears, based upon information gathered from “Arkansas County Data” that only two are owner occupied. Therefore no meeting was arranged to discuss this request.

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

This request is for a Limited Use Overlay: The two parcels can only be used for a single family home or one duplex on each lot.

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 an 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:

Kenny and Sheila Throgmartin
410 Maumelle Street
Lake City, AR 72437


George Hamman, Civil Consultant for the buyer

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

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.