

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: No address assigned at this time – none necessary at this time

Side of Street: West of the west end of Hill Park Drive; North of the north end of Ritter Drive

Quarter: Northwest Quarter **Section:** 29, **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 and C-3; LUO **Proposed Zoning:** PD-C; LUO

Size of site (square feet and acres): C-3; LUO: 341,744 S.F.; 7.85 Acres
R-1: 141,865 S.F.; 3.26 Acres

Street Frontage (feet): 60' at north end of Ritter Drive and 60' at the west end of Hill Park Drive

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

Character and adequacy of adjoining streets: Ritter Drive, Mayfield Drive, Hill Park Drive Windover Road, and Brown's Lane are the primary existing streets in the area. They are currently accommodating the surrounding development. It should be adequate to accommodate the proposed zoning classification.

Does public water serve the site? Yes. Existing water mains on Hill Park Drive and Ritter Drive will need to be extended to form a loop system at a later date.

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

THE RESERVE AT HILL PARK - REZONING APPLICATION

06/30/15

PAGE 2 OF 7

Does public sanitary sewer serve the site?

There is an existing sanitary sewer main to be extended through the site as well as water.

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

Use of adjoining properties:

North: R-1 single family development and Blessed Sacrament School

South: R-1 single family development and Forest Home Church of the Nazarene

East: Existing vacant land zoned C-3 LOU

West: R-1 single family zoning, but undeveloped

Physical Characteristics of the site:

The site has topographic relief. There is a "saddle point" on the property causing it to drain in two directions, northeast, and south. A portion of the site is wooded, and none of it is developed at this time.

Characteristics of the neighborhood:

To the east is a C-3 LUO area that has no new buildings at this time. To the south and to the north are existing single family developments, each with homes at various stages of completion.

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.

THE RESERVE AT HILL PARK - REZONING APPLICATION

06/30/15

PAGE 3 OF 7

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?

It was classified as R-1 and C-3; LUO.

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

The proposed classification is necessary for the best use of the land. The overall development scheme indicates this as a transition area between the existing C-3 LUO, and R-1 to the west. The R-1 property to the west is also owned by this applicant.

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

A portion of the land to be rezoned will be used for water impoundment to create a standing pond, with some freeboard to allow for detention. The remainder will be developed as commercial office space.

(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 C-3 LUO classification to the east. The intent is to retain or improve the integrity of the overall vicinity.

(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 Medium Density Development. Therefore, a development of this nature seems is an appropriate request.

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

The proposed development involves further development of a vacant site, thereby providing jobs for the area, and a proposed commercial area to serve more of the needs of the citizens of Jonesboro.

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

The proposed zoning has been tailored to match that of the classification directly to the east, and adjacent to this site. Buffers are being reserved on the north and south sides of the proposed area for rezoning, thereby creating a division between the requested area and the existing residential areas.

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

The highest and best use for the proposed 11.11 acres is as a PD-C; LUO.

(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 this 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:

None known and none proposed.

THE RESERVE AT HILL PARK - REZONING APPLICATION

06/30/15

PAGE 5 OF 7

(10) How long has the property remained vacant?

This portion of the property has never been developed.

(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 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 proposed development would most-likely begin upon approval of the site-specific plans.

(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.*

The applicants (owners) do plan to hold a meeting with the neighbors prior to the MAPC meeting.

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

This application requests the same classification as the parcel to the east, C-3 LUO, and containing the same prohibited uses. Those are stated below;

- A) Adequate buffering / screening (minimum twenty feet) should be provided for all surrounding residential uses.
- B) If and when possible, consolidated curb cuts should be adhered to from gross access to other future developed neighboring tracts of land.
- C) The limited uses shall only include the following:
 - 1) Automated teller machine
 - 2) Bank of financial institution
 - 3) Medical service / office
 - 4) Office / general
 - 5) Utility / Minor
 - 6) Restaurant / Fast Food
 - 7) Restaurant / General
 - 8) Retail / Service
- D) No billboards allowed on subject property
- E) Site plan to be reviewed and approved by M.A.P.C. prior to permit releases for future development.

THE RESERVE AT HILL PARK – REZONING APPLICATION

06/30/15

PAGE 7 OF 7

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:

Haag Brown Commercial
2915 Brown's Lane
Jonesboro, AR 72401
(870) 336-8000



Josh Brown, Haag Brown Commercial

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.*