



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 9/16/24  
Case Number: RZ-24-15

## LOCATION:

Site Address: 2800 & 2809 Greensboro Road

Side of Street: N & S between Virgil Lane and Canera Drive

Quarter: NW Section: 09 Township: 14 N Range: 04 E

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: TC-O (Town Center Overlay)

Size of site (square feet and acres): 1,449,724 sq.ft., 33.28 acres Street frontage (feet): +/- 545'

Existing Use of the Site: \_\_\_\_\_

Character and adequacy of adjoining streets: Asphalt street

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes on the south side

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Agricultural

South Greensborough Village (Residential)

East Residential

West Residential & Agricultural

Physical characteristics of the site: Rolling terrain, wooded

Characteristics of the neighborhood: Residential & commercial, Greensborough Village master planned development.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. 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 this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**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.

Name: Hammerhead Contracting + Development LLC

Address: 3791 Hwy 351

City, State: Jonesboro, Arkansas ZIP 72405

Telephone: 870-613-0892

Facsimile: \_\_\_\_\_

Signature: [Signature]

**Applicant:**

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

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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Rezoning Information Response:

- (1). How was the property zoned when the current owner purchased it?
  - R-1
- (2). What is the purpose of the proposed zoning? Why is the rezoning necessary?
  - To add additional residential development into Greensborough Village. The Rezoning is necessary to be able to match the characteristics of the existing development and to bring it under the development standards of the Town Center Overlay and the Greensborough Village Development Guidelines.
- (3). If rezoned, how would the property be developed and used?
  - Residential development.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
  - We would bring it in under the special 70/30 single family to multifamily restrictions established for Greensborough Village. The site plan shows \_\_\_\_\_ single family attached and detached dwellings and 4 buildings of multifamily developed as Phase II of the The Landing at Greensborough Village totaling 192 units.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
  - Yes. Land Use Map has the area listed as "Moderate Intensity Growth Sector" which includes multifamily.
- (6). How would the proposed rezoning be in the public interest and benefit the community?
  - The availability of housing options in one of the fastest growing areas of the community; developed under some of the highest standards and strictest development codes in the city.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
  - It will be integrated into the largest master planned development into the city. The standards and codes adopted ensure that the usage and character will conform to the area.
- (8). Are there substantial reasons why the property cannot be used in accordance to the existing zoning?
  - Yes...current zoning will not allow the type of development needed. This Rezoning will require higher standards of building and more green space. Current zoning does not allow the type of density required to develop under those higher standards.
- (9). How would the proposed zoning 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?
  - It will have no adverse affect and will increase property value. It will also justify bringing city sewer all the way to Hwy 351, making it available to a large area in the city currently not being served by city sewer.

- (10). How long has the property remained vacant?
- Other than a small cabin and mobile home, this land has never been occupied.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- It will open up an entire large area of Jonesboro to sanitary sewer that has never been served before. It will improve drainage, preserve more open space than traditional development, and have no negative impact on emergency services.
- (12). If the rezoning is approved, when would the development or redevelopment begin?
- The parts that are served by current utilities would be designed and submitted for approval. This process would take a few months. The balance would be designed and submitted for approval but actual construction would not happen until the main sewer trunk line is extended to this part of the city. Preliminary work on the sewer line has been done, and that process would start immediately and take 6 to 9 months to complete.
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- Follow up meetings with neighbors are being scheduled. The largest adjoining landowner (Greensboro Investments LLC) is in favor and demonstrated by their support of this application. Minutes/notes will be provided on or before the MAPC hearing.
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
- Not Applicable