



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 1007 & 1103 Commerce Drive

Side of Street: West between Pacific Rd and E. Highland Dr

Quarter: NE Section: 23 Township: 14 N Range: 4E

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-2 Proposed Zoning: RM-12

Size of site (square feet and acres): 129,814 sq. ft. 2.98 Acres Street frontage (feet): Commerce Dr- 300ft

Existing Use of the Site: Residential Property

Character and adequacy of adjoining streets: Commerce Drive- Good condition

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-2

South AG-1

East R-2

West R-1

Physical characteristics of the site: Two existing residences in good condition

Characteristics of the neighborhood: Mixture of residential, agricultural farm land, and multi-family residences

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 in 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: Debbie Veteto
 Address: 1103 Commerce Drive
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-932-9270
 Facsimile: _____
 Signature: Debbie Veteto

Applicant:

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

Name: _____
 Address: _____
 City, State: _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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 Area 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

- (1). How was the property zoned when the current owner purchased it?
R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The rezoning would allow for a more attractive development and limit the number of access points to Commerce Drive. The R-2 and RM-12 zoning districts allow the same maximum density per acre
- (3). If rezoned, how would the property be developed and used?
The property would be developed within the RM-12 zoning guidelines
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
36 multi-family units, which is the same density per acre as the R-2 zoning district.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
The Master Land Use Plan depicts the subject property as a Moderate Intensity Growth Sector
- (6). How would the proposed rezoning be in the public interest and benefit the community?
The proposed rezoning would allow for a more controlled use of the property and provide additional affordable housing
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property adjoins property zoned R-2 to the north and east, AG-1 to the south, and R-1 to the west
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The current and proposed zonings allow for very similar types of developments
- (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.
There should be no adverse impact to the adjoining property owners
- (10). How long has the property remained vacant?
The property is currently being used as single-family residences
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, and emergency services
- (12). If the rezoning is approved, when would development or redevelopment begin?
Development would begin within 6 months
- (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.*
No meeting has been held at this time
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
N/A