

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

10/15/14

Case Number:

RZ14-18

LOCATION:

Site Address: One address has been assigned (3900 Friendly Hope Road). This is an undeveloped, unrecorded parcel on the east side of Friendly Hope Road.

Side of Street: East side of Friendly Hope Road

Quarter: NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 33 & NW $\frac{1}{4}$ SW $\frac{1}{4}$ 34, **Township:** 14 N, **Range:** 3 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:** PD-R, Planned Development Residential

Size of site (square feet and acres): 749,014 S.F. – 17.19 Acres
Street Frontage (feet): 506.83 feet along Friendly Hope Road

Existing Use of the Site: Vacant – Undeveloped except for under-brushing, pond construction, and gravel drives

Character and adequacy of adjoining streets: Friendly Hope Road is a two lane asphalt street. The development in the immediate area is primarily sparse, large lot single family residential. Friendly Hope Road easily accommodates the demand. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There is an existing 8" water line on the east side of Friendly Hope Road.

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

POPE - REZONING APPLICATION

10/13/14

PAGE 2 OF 6

Does public sanitary sewer serve the site?

There is no sanitary sewer in the immediate area.

If not, how would sewer service be provided?

The proposed facilities on this site are to be served by individual septic systems.

Use of adjoining properties:**North:** Single family residential (owned by the applicant), and another single family residence on acreage with a lake.

South: Three large single family homes

East: Undeveloped R-1

West: Large lot single family residences and undeveloped area.

Physical Characteristics of the site:

The site is wooded with slopes generally in a southerly direction.

Characteristics of the neighborhood:

The general area is primarily comprised of large single family homes. Many have individual ponds and some areas contain a bit of pasture land. Most of the homes appear to have been constructed within the past fifteen to twenty years, or more recently.

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.

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

The proposed use of this land is for a family “compound”, where three family members will live in individual homes, and share a recreational building and a large storage building. In order to develop the property in the desired style and still have a sufficient water supply, water pressure, and fire protection, this area must be reclassified as a Planned Development.

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

The proposed use of this land is for a family “compound”, where three family members will live in individual homes, and share a recreational building and a large storage building. For the most part, the structures will not be visible from Friendly Hope Road. In order to develop the property in the desired style, this area must be reclassified as a Planned Development. The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro.

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

The site planning to date indicates the desire to construct three single family homes, a pool house that can double as guest quarters, and a large storage building to house maintenance equipment on 17.19 acres. The proposed density will be lower than what is allowed under the current zoning classification of R-1.

(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* (1996) indicates this area as Village Residential. However, this area has yet to experience the extensions of sanitary sewer that would support that level of density. Though the request is not exactly consistent with the plan, it is consistent with the current use of the surrounding neighborhood.

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

The proposed development involves further development of an existing, ongoing low density residential area, thereby providing jobs for the area, as well as future economic benefits.

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

As mentioned, it appears the majority of the homes in this area have been placed on large lots, which is completely consistent with the request.

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

The primary concern for this parcel is the need for fire protection extending to the rear of the parcel. The homes will be of high quality construction with aesthetically pleasing appearances, and the owners wish to adequately protect the investment, as well as maintain sufficient water pressure.

(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 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.

POPE - REZONING APPLICATION

10/13/14

PAGE 5 OF 6

(10) How long has the property remained vacant?

The property has never been developed aside from the aforementioned under-brushing, pond construction, and placement of a gravel road base.

(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 time-frame would be in the hands of the owner, though by all indications, they intend to begin as soon as practical.

(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 applicant is the owner of most of the land to the north (there is one single family home on acreage with a lake near the northeast corner of the site). To the east, the land is undeveloped. To the south are three large parcels. To the west are three large lots and an undeveloped area. No formal meeting has been held with the adjacent owners but the applicant has discussed this development with two of the three owners to the south and one owner near the northeast corner of the site. The proposed development complies in every other way with the surrounding character.

(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).

POPE - REZONING APPLICATION

10/13/14

PAGE 6 OF 6

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:

PX 2, LLC
Ms. Jeannette L. Pope, Manager
3800 Friendly Hope Road
Jonesboro, AR 72404

A handwritten signature in cursive script, appearing to read "Jeannette L. Pope", is written over a horizontal line.

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.