



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

11/8/16

Case Number:

RZ16-27

LOCATION:

Site Address: 305 N Airport Rd. Jonesboro, AR 72401

Side of Street: West between Earhart Ln and Aggie Rd.

Quarter: NE of SW Section: 15 Township: 14N Range: 04E

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-16

Size of site (square feet and acres): 304,920 sf = 7.00 ac Street frontage (feet): 288 ft

Existing Use of the Site: Eagles lodge and equipment storage

Character and adequacy of adjoining streets: Good condition Asphalt paving

Does public water serve the site? Yes Jonesboro CWL

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes, Jonesboro CWL

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Cemetery

South Moose Lodge, pasture land

East VFW and Developing Residential

West Pasture land

Physical characteristics of the site: Currently occupied by old Eagles building with paved parking

Characteristics of the neighborhood: High density residential with areas of commercial mixed.

Several lots of undeveloped land in general area.

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.

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29-Aug-03, Revised 14-3-2014

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? **R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **To add Multifamily homes to the lot. The current zoning is not adequate.**
- (3). If rezoned, how would the property be developed and used? **Multifamily Residential**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **7 new structures comprising of 112 new dwelling units.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **No**
- (6). How would the proposed rezoning be the public interest and benefit the community? **Add upscale apartment units**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The surrounding area is Residential/Commercial mix
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The current zoning is not adequate to support the means of Multifamily Residential.
- (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 gated, upscale development is likely to increase property values, have 4.76% increase impact on traffic, and no impact on drainage (as designed), as well as no anticipated impact with any of the other items in question.**
- (10). How long has the property remained vacant?
Used as equipment storage and gatherings.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **The impact would be negligible**
- (12). If the rezoning is approved, when would development or redevelopment begin? **After administrative approval of the plans Ca. 2016~2017**
- (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 held--rezoning signs placed on property to notify adjacent owners
- (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: Cesar Islas
Address: 804 S. Gee Street
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-316-0798
Facsimile: _____
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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JB2013R-019196

ANN HUDSON

CRAGHEAD COUNTY

RECORDED ON:

10/21/2013 03:00PM

CONTRACT FOR SALE OF REAL PROPERTY

THIS Contract for Sale of Real Property made and entered into this 18th day of October, 2013, by and between FRATERNAL ORDER OF EAGLES AERIE NO. 3354, by TIM HOYT, AGENT, hereinafter called "Seller" and CESAR ISLAS and IGNACIO ISLAS, Individually and, I & C RENTALS, INC., by and through CESAR ISLAS and IGNACIO ISLAS, an Arkansas Corporation (hereinafter called "Buyer"),

BY Lisa Rooker, D. C.

WITNESSETH

1. SALE. Seller agrees to sell and the Buyer agrees to purchase the following described real property, located in Jonesboro, Craighead County, Arkansas, to-wit:

A parcel of land in the Northeast Quarter of the Southwest Quarter of Section 15, Township 14 North, Range 4 East, described as: Begin at the Quarter corner of Sections 15 and 22 in said Township and Range and run thence North with the Quarter Section Line 1340.2 feet to a point of beginning proper, then run North on said Quarter Section Line 284.3 feet; thence run South 88 deg. 56' West 1072.5 feet; thence run South 284.3 feet; then run North 88 deg. 56' East 1072.5 feet to the point of beginning, containing 7 acres, more or less.

SUCH SALE AND PURCHASE UPON THE FOLLOWING TERMS AND CONDITIONS:

2. PURCHASE PRICE. The purchase price for this property is SIX HUNDRED SIXTY THOUSAND AND NO/100 (\$660,000.00) and the balance after down payment shall bear interest at the rate of 5.5% per annum for a period of 42 months and shall be paid as follows:

a. A down payment of \$150,000.00 has been paid in cash and the receipt of which is hereby acknowledged leaving a balance of \$510,000.00.

b. Balance of \$510,000.00 shall be paid in 42 successive, equal, monthly, installments including interest at the rate of 5.5% per annum, each, in the sum of Five Thousand and no/100 Dollars (\$5,000.00) with the first such monthly payment being due November 1, 2013, for 41 monthly payments with a balloon payment of principal and interest due on the 42nd monthly payment.

c. Buyer may prepay any and all of the principal at any time within the terms without penalty.

II CZ