



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-32: Lowes Addition-Hilton Garden
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday June 19, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 5.44 acres more or less.

PURPOSE: A request to recommend approval by the Metropolitan Area Planning Commission for rezoning of C-2 Downtown Fringe Commercial to C-3 General Commercial.

APPLICANT: Fred Dacus/Associates, Agent for NEA Hospitality, LLC, Jonesboro, AR

OWNER: NE ARKANSAS HOSPITALITY LLC, Jonesboro, AR 72401

LOCATION: 2800 S. Caraway Rd.; East side of Caraway Road, between Race St. & Phillips Dr. (Former Lowes Location)

SITE DESCRIPTION:

Tract Size:	Approx. 5.44 acres,
Frontage:	Approx. 257 ft. on Caraway Rd. .
Topography:	Predominantly flat.
Existing Devlpmt:	Vacant demolished commercial with parking lot.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-2	Retail
South:	C-2	Retail
East:	C-2	Retail
West:	C-3	Retail

HISTORY: None. Property annexed in as C-2 commercial.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

METROPOLITAN AREA PLANNING COMMISSION: The MAPC held a public hearing on June 13, 2007, considered this request and is recommending a 6-0 approval to rezone the property to C-3 Commercial.

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Regional Commercial. This designation includes new and existing retail and service centers of a regional type and scale with use groups such as C-3. This area is consistently being utilized as general commercial.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

Approval Criteria- Section 14.44.05, (5a-g)- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

Findings:

Consistency is achieved with the now out-dated Comprehensive Plan where commercial C-3 is requested. This area was annexed in the 1980's and that that time was rezoned to C-2 Commercial. Unfortunately the current owners have realized that C-2 does not include the Hotel and various retail uses as of right. In this instance C-3 Commercial is both necessary and logical for this area.

Conclusion:

The Planning Department staff and MAPC finds that the requested Zone Change submitted by Fred Dacus on behalf of NEA Hospitality, LLC will follow good land use principles and should be approved. In the Case of RZ07-32, a request to rezone property from C-2 to C-3 Commercial should be recommended to the Jonesboro City Council for approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking east at subject site



View looking south along Caraway Rd.



View looking north along Caraway Rd.



View looking west adjacent to the subject property