



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-17: 3308 South Caraway
Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 11, 2016

- REQUEST:** To consider a rezoning of one tract of land containing 11.18 acres more or less.
- PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of 11.18 acres of land located at 3308 South Caraway to C-3 L.U.O. PUD to C-3 L.U.O. PUD for additional units to original PUD.
- APPLICANTS/
OWNER:** Cesar Islas, 804 South Gee Street, Jonesboro, AR 72401
- LOCATION:** 3308 South Caraway Road, Jonesboro, AR 72404
- SITE
DESCRIPTION:** **Tract Size: Approx. 12.65 Acres**
Street Frontage: 60 Feet Along South Caraway Road
Topography: Flat
Existing Development: Undeveloped/Caraway Commons Apartments

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial District
South	R-3 Multi-Family Residential District
East	C-3 General Commercial District
West	C-3 General Commercial District and R-3 Multi-Family Residential District

HISTORY: This land was undeveloped prior to the development of the Caraway Commons Apartments.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

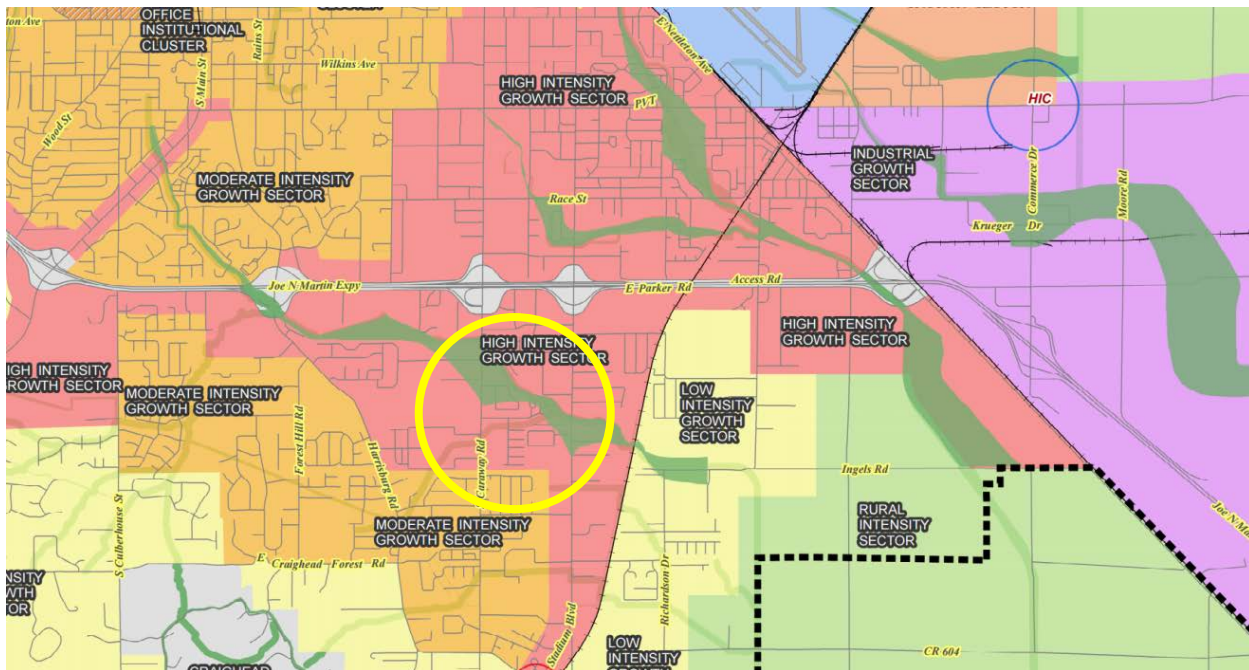
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of uses is appropriate in the high intensity zones, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity Growth Sector Recommended Use Types Include:

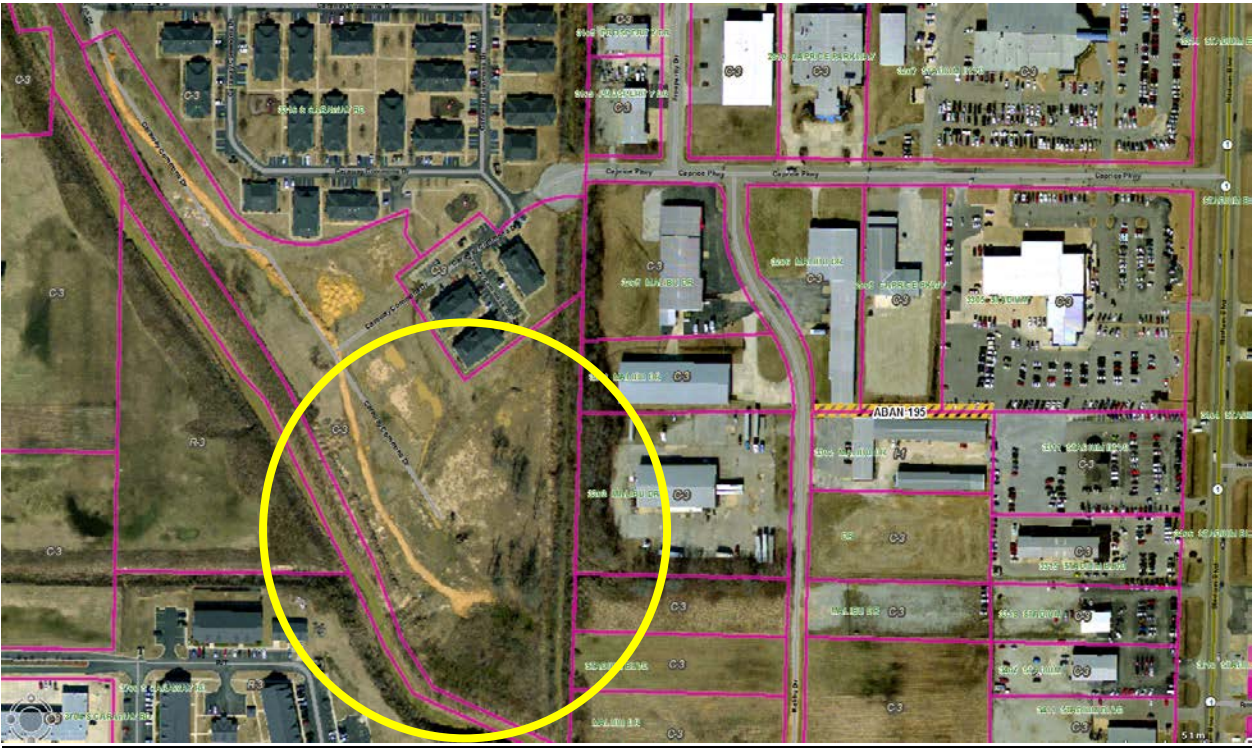
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

The subject site is served by South Caraway Road, which on the Master Street Plan is defined as a Principal Arterial; the street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map










Aerial/Zoning Map



Aerial View

Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed C-4 LUO rezoning is consistent with the Future Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has several multifamily developments in the area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for multifamily development.	
(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.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(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.	The property currently has multifamily developments being built on it.	
(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.	Minimal impact if rezoned due to the fact that business currently exist with only minor upgrades.	

Staff Findings:

Applicant’s Purpose:

The applicant purchased the property wanting to develop multifamily residential housing in a manner consistent with the current standards and specifications within the City of Jonesboro. Given the multifamily developments surrounding this area, they feel like this tract is a premier location for commercial development. The land is currently undeveloped but is located next to the Caraway Commons Apartment Complex. This property would be a continuation of that development. There are several apartment complexes in the area: The Links, The Meadows, and Caraway Commons.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

C-3, General Commercial District. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of groups of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested C-4, L.U.O. Neighborhood Commercial District. Certain commercial uses are permitted as of right - “P”, while others require a Conditional Use - “C” approval by the MAPC, or not permitted where blank:

Uses	C-4	Uses	C-4
Animal care, general	C	Medical service/office	P
Animal care, limited	P	Museum	P
Auditorium or stadium	P	Nursing home	P
Automated teller machine	P	Office, general	P
Bank or financial institution	P	Parks and Recreation	P
Bed and breakfast	P	Post Office	P
Carwash	C	Recreation/Entertainment, indoor	C
Cemetery	P	Recreation/Entertainment, outdoor	C
Church	P	Restaurant, fast-food	C
College or university	P	Restaurant, general	P
Communication Tower	C	Retail/service	C
Convenience store	P	Safety services	P
Day care, limited (family home)	P	School, elementary, middle and high	P
Day care, general	P	Service Station	C
Funeral home	C	Sign, off-premises	C
Golf Course	P	Utility, major	C
Government service	P	Utility, minor	P
Hospital	P	Vehicle Repair, general	C
Library	P	Vocational School	C

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-17, a request to rezone property from “C-3” L.U.O. General Commercial District Planned Unit Development to “C-3” L.U.O General Commercial District Planned Unit Development, subject to final site plan approval by the MAPC.

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: RZ 16-17 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “C-3” LUO General Commercial District Planned Unit Development to the proposed “C-3” L.U.O General Commercial District Planned Unit Development, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

PHOTOS



View looking South



View looking South



View looking Southwest



View looking Southwest



View toward the West



Entrance to the Apartments



View looking Southeast toward apartments



Aerial View of Apartments