

Application
for a
Zoning Ordinance Map Amendment
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METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 05-17-07
Case Number: RZ-01-32

LOCATION:

Site Address: 2800 South Caraway Road

Side of Street: East side of Caraway Road, between Race Street and Phillips Drive. (Former Lowe's Location)

Quarter: SW¼ Section: 28 Township: 14 North Range: 4 East

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: Commercial C-2 Proposed Zoning: Commercial C-3
Size of site (square feet and acres): 237,180 SF Street Frontage (feet): 257.00 feet (Caraway Road)
5.44 Acres

Existing Use of the Site: Former building has been razed. Site currently only contains a former parking lot, and the building slab.

Character and adequacy of adjoining streets: Caraway Road is a five-lane asphalt surface street, which currently accommodates the traffic in the area.

Does public water serve the site? Yes
If not, how would water service be provided? N/A
Does public sanitary sewer serve the site? Yes
If not, how would sewer service be provided? N/A

Use of adjoining properties:

North: Existing Mexican Restaurant
South: Unoccupied building formerly a Price Chopper grocery, and later a furniture store.
East: Vacant Land (under same ownership)
West: Mixture of commercial occupants.

Physical Characteristics of the site: The site currently contains the building slab that was formerly occupied by Lowe's Home Improvement Store. The parking lot remains in place, however, the building has been razed. There are also a few power poles on the site which formerly held lighting for the site.

Characteristics of the neighborhood: The surrounding area is a mixture of existing commercial uses and occupations. The building to the south is a large unoccupied building which was initially occupied by Price Chopper grocery store, and more recently a furniture store.

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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 question in detail:*

- (1) How was the property zoned when the current owner purchased it?
The property was zoned C-2 when it was purchased.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose is to prepare the site for development, and the developer desires to develop and use the property in accordance with the uses listed under the C-3 classification.
- (3) If rezoned, how would the property be developed and used?
There are currently no definite plans for this site. It is supposed the uses will be incidental and complementary to a proposed hotel.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Again, there are no definite plans for the site. Development will be in accordance with the current standards and specifications of the City of Jonesboro.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes
- (6) How would the proposed rezoning be the public interest and benefit the community?
The proposed rezoning would allow additional flexibility in the re-development of the site.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
This site is surrounded by a mixture of commercial uses. Therefore, a C-3 classification will be completely compatible with the existing area.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The owner desires to attain a higher level of flexibility in the development of the property. It most-likely will be accessory uses associated with the development of a hotel site.
- (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.
Property Value:
There should be a positive impact on property values as the site is redeveloped under the current standards and specifications of the City of Jonesboro.
Traffic:
Considering the current level of traffic on Caraway Road, it is unlikely the re-development of this site will have a dramatic impact on the traffic.
Drainage:
Any development of this site will be in accordance with the current standard and specifications of the City of Jonesboro. Drainage must, by definition, be handled on site.

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Visual Appearance:

The development of this site will most-likely be accessory uses associated with the development of a hotel site. Due to the association with the proposed hotel site, as well as the close proximity, the appearance will be aesthetically pleasing.

Odor:

There are currently no proposed uses under consideration that have inherent odors associated with it.

Noise:

There are currently no proposed uses under consideration that have inherent noises associated with it.

Light:

There are currently no proposed uses under consideration that have offensive lighting associated with it.

Vibration:

There are currently no proposed uses under consideration that have inherent vibration associated with it.

Hours of Use:

There are currently no proposed uses under consideration that have unusual hours of operation associated with it.

- (10) How long has the property remained vacant?

This site has been vacant and unoccupied since the relocation of Lowe's, circa 1998.

- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

Utilities:

The reclassification and development of this site should have no impact on existing utilities. Depending upon the final development plan, minor utility extensions may become necessary.

Streets:

Considering the current level of traffic on Caraway Road, it is unlikely the re-development of this site will have a dramatic impact on the traffic. A part of the preliminary planning indicates the potential connection between the site to the east, and eventually a tie to Fair Park Boulevard.

Parks:

The re-development of this site will have little, if any impact on the park system.

Open Space:

The site will be developed in accordance with the current standards and specifications of the City of Jonesboro, and open space will be addressed during the preparation of the site development plans.

Fire:

The re-development of this site should pose no unusual demands on the Jonesboro Fire Department.

Police:

The re-development of this site should pose no unusual demands on the Jonesboro Police Department.

Emergency Medical Services:

The re-development of this site should pose no unusual demands on the existing emergency medical services available in Jonesboro.

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- (12) If the rezoning is approved, when would development or redevelopment begin?
The re-development planning will most-likely begin immediately. The actual re-development will be at a later date.
- (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.*
Considering the mixed uses of commercial in the immediate area, no meeting has been held. There is no anticipated opposition to this request.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application is not intended to be a Limited use Overlay.

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.

Applicant:

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

Name: Mr. Tom Bhakta

Name: Mr. Fred Dacus

Fred Dacus Associates

Address: _____

Address: 2529 South Caraway Road

City, State: _____ ZIP _____

City, State: Jonesboro, AR 72401

Telephone: _____

Telephone: (870) 935-0731

Facsimile: _____

Facsimile: (870) 933-6168

Signature: _____

Signature: _____

Fred Dacus, Agent for NEA Hospitality, LLC

Deed: Please attach a copy of the deed for the subject property.

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