



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-02 5618 South Caraway Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission January 10, 2023*

REQUEST: To consider a rezoning of one tract of land containing 1.55 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Low Density District to “C-3” General Commercial District.

APPLICANT: Wescott Enterprises, LLC, PO Box 1248, Jonesboro, AR 72403
OWNER: Same as Applicant

LOCATION: 5618 South Caraway Road

SITE DESCRIPTION:
Tract Size: Approx. 1.55 Acres
Street Frontage: Approx. 171 ft. on S. Caraway Rd. & 199 ft. on Stadium Blvd.
Existing Development: Vacant wooded lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Auto Dealer
South	R-1 - Vacant
East	R-1 – Vacant
West	R-1 – Vacant

HISTORY: Vacant

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 land uses is appropriate in the high intensity zone, 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 areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

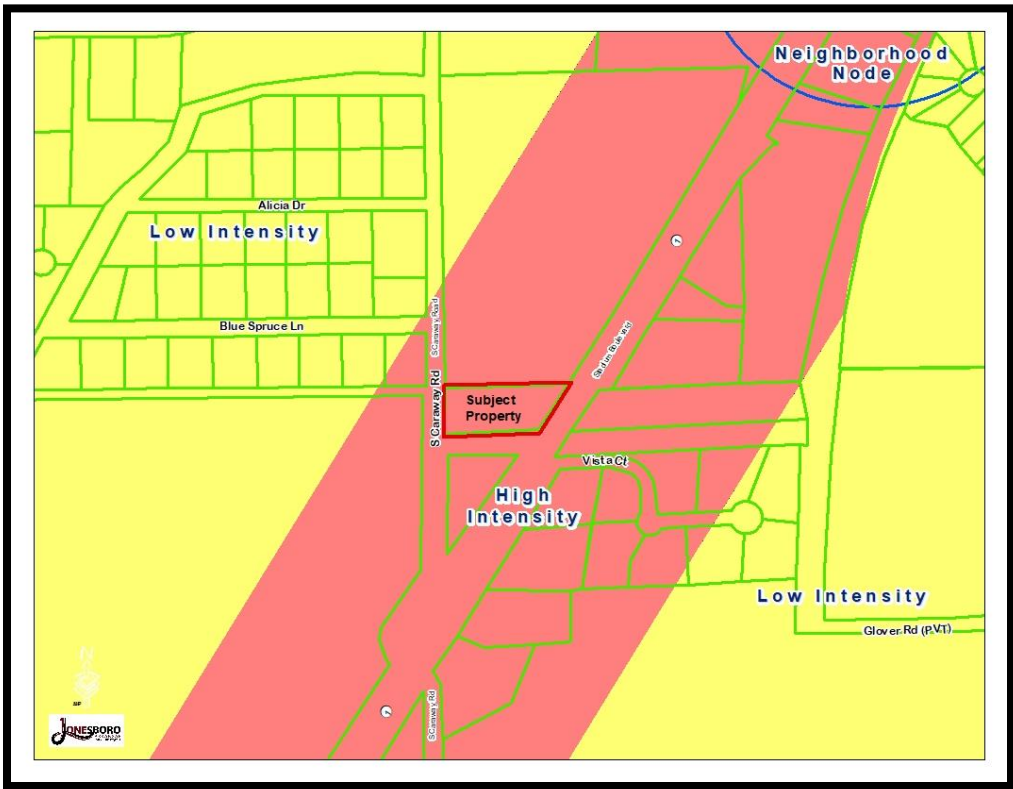
Typical Land Uses:

- 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

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

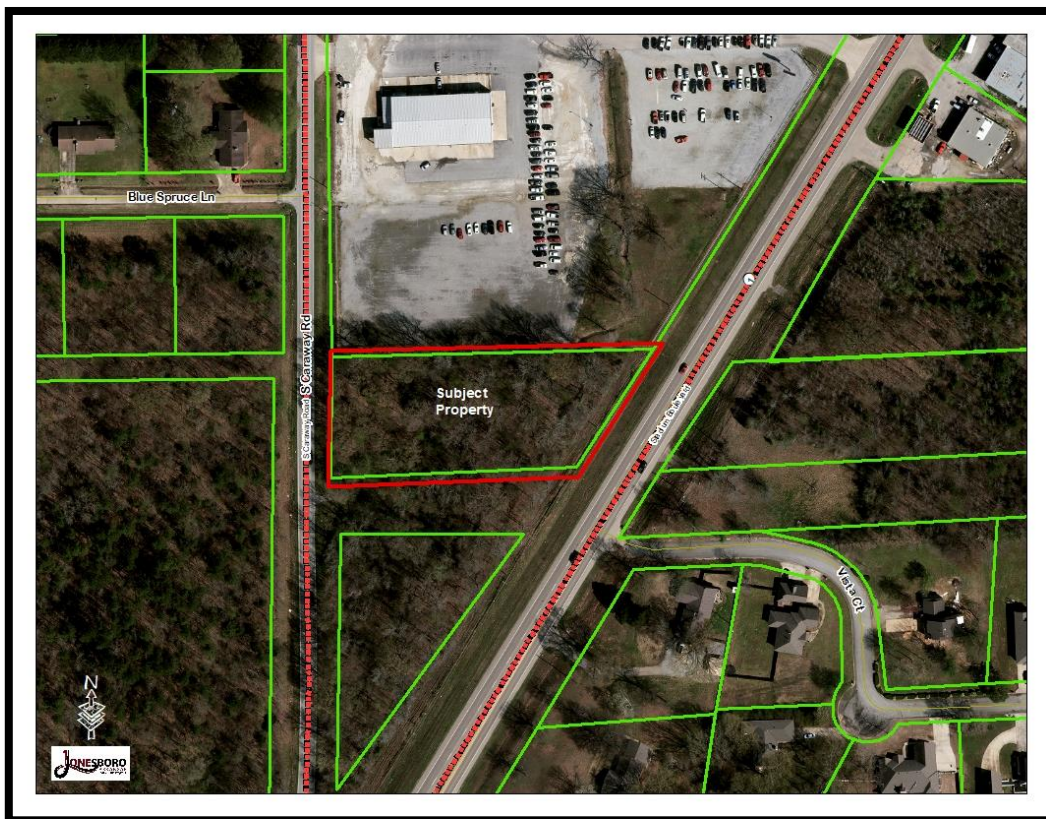
Master Street Plan/Transportation

The subject property is served by South Caraway Road and Stadium Boulevard, the Master Street Plan classifies both South Caraway and Stadium as **Principal Arterials**.

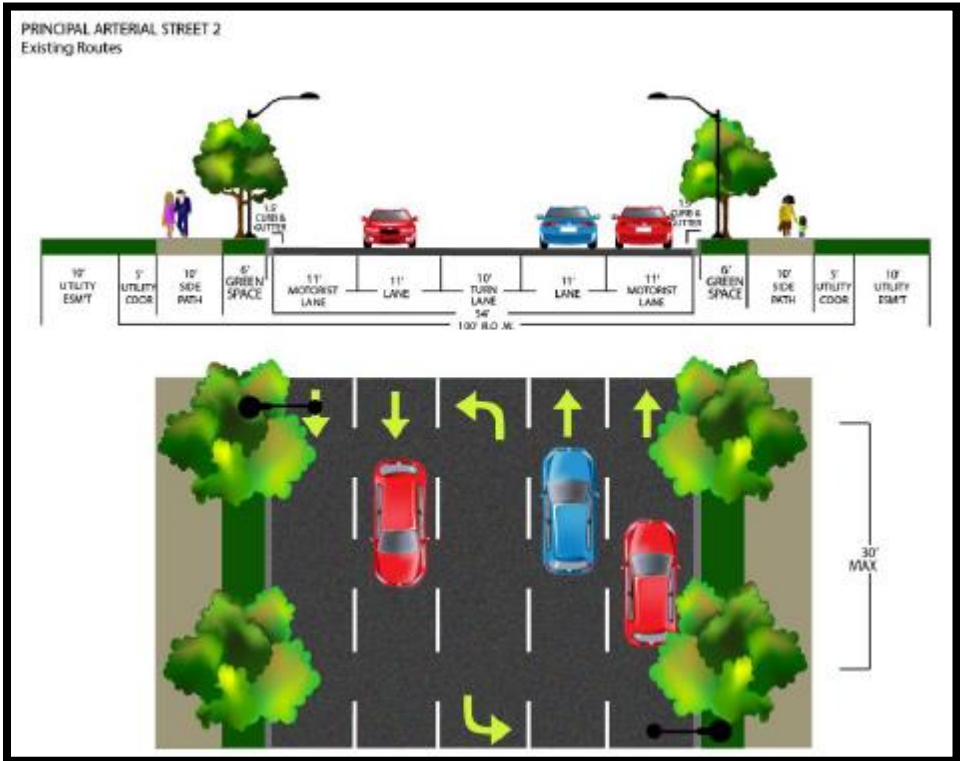
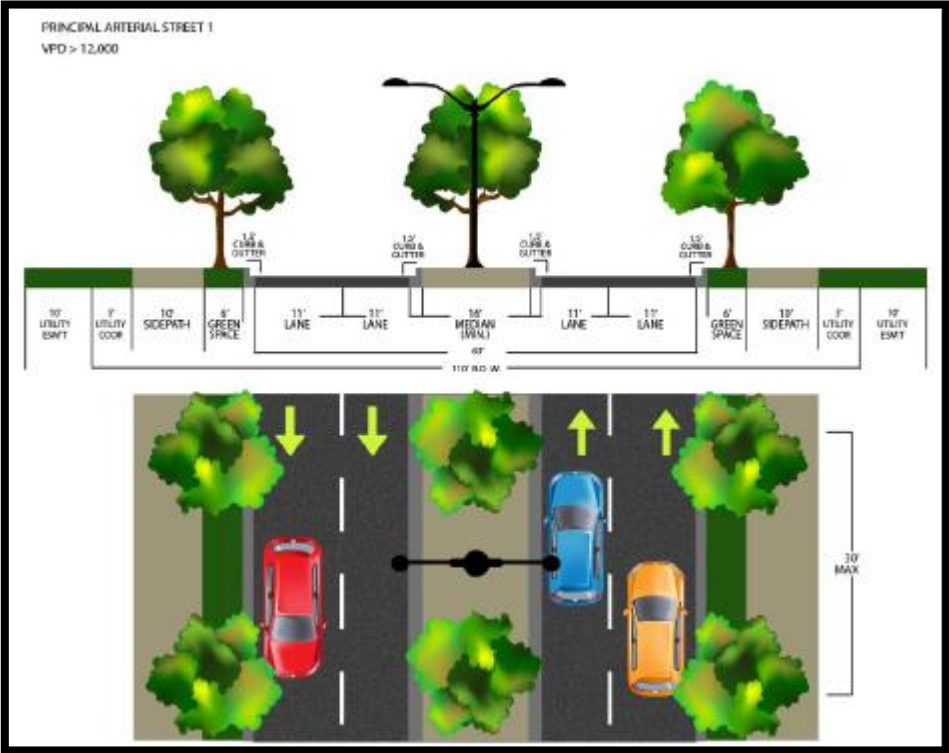
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Principal Arterials











Rezoning Sign

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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which is 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, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with this rezoning considering the surrounding area is predominantly residential.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as commercial use.	
(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;	With proper planning there should not be any adverse effects caused by the property if rezoned to commercial.	
(f) 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 commercial and industrial uses currently exist near this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as R-1 Single-Family Low Density District. The applicant is applying for a Rezoning to allow for commercial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

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 Street. Development of groupings 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 issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-02 a request to rezone property from “R-1” Single-Family Low Density District to “C-3” General Commercial District.

1. 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all Overlay District requirements.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 23-02 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single-Family Low Density District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 10, 2023

Wes Thornton and Scott Serwacki are requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This request is for 1.55 +/- acres located at 5618 South Caraway Road.

Applicant - Wes Thorton: Stated he is co-owner of the property and they purchased it from someone who owns property on the other side of town. He said he and Scott Serwacki own property down the street and his shop is also down at the corner of Lawson St and HWY 1. He said it is currently zoned as a Residential R-1 and he believes this was grandfathered in. He said his assumption is that nobody will want to purchase that to build a residential house. He said it connects Caraway and Stadium and so with the auto auction, RV park, storage units and the Pentecostal church it makes sense for it to not be residential. He said he would like to put to rest a rumor. He said there is no desire or plans to develop an RV park on this lot.

Staff - Derrel Smith: Said it meets 5 of the 6 of the criteria for the zoning change, and they recommend approval with the following conditions:

- 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 to, reviewed and approved by the Planning Department prior to any redevelopment of this property.**
- 3. Any change of use shall be subject to Planning Department approval in the future.**
- 4. The site shall comply with all overlay district requirements**

Commisioner - Jimmy Cooper: Asked if Mr. Thorton would be okay with putting a stipulation saying there will be no RV Parks allowed.

Thorton: Said he has no problem with that.

Open to Public Comments:

Public- Dale Smith – 2100 Pine Valley Ln: Said his property is adjacent to the property in question. He is asking what the intent is. He said as a resident there was a rumor an application was put in for this to be a part of the minutes and for the rezoning effort. He was told a neighborhood meeting was answered in the affirmative in regards to this property and the rezoning proposal. He said he doesn't know of a meeting that occurred.

Staff – Derrel Smith: Said there has been no neighborhood meeting and it says on the application that the neighbors had not yet been approached.

Dale Smith: Asked if it was part of the procedure.

Derrel Smith: Said the meetings are not required.

Dale Smith: Said his primary concern would be what the property might be used for in the future. He said they are some commercial properties there. An auto auction, a facility that produces vaults and a church. He said the residents of his neighborhood adjacent to this property are concerned something unsightly that will drop property values will be placed there if rezoned. He said as a resident adjacent to this property he is opposed to this rezoning.

Public - Brian Nolton – 5413 South Caraway: Said he is here to find out what is going on that property.

Commissioner - Kevin Bailey: Explained they are not allowed to ask what they are doing or building with a rezoning request.

Brian Nolton – Asked if once the owner gets the information he's not required to let them know.

City Attorney - Carol Duncan: Said the owner can let them know if they choose to, but they are not allowed to ask that question. They have to assume anything that is allowable in the zoning that is being requested with the exception of the RV Park which he was willing to remove can be placed there.

Public - James Watkins – 5401 South Caraway Rd: Said he lives right down the street from this property. He said he was there because he had heard rumors of an RV Park being put in. He said the other RV park on Caraway road was snuck on there. He said he was out of state when this happened. He was told by neighbors it was going to be a mini storage which was no concern, but the RV park was put in and there was more concern because it lowered their property value as residents. He said that was his main concern, but he hears they are saying no RV park can go there and that would be good news to the residents. He said if they pass if for commercial he hopes something nicer will go in. He said a police officer told him that an RV park is a good place for pedophiles to go so they don't have to worry about registering.

Carol Duncan: Said she heard the rumor as well, but any sex offender who would happen to be at a park like that would be under the same requirements and restrictions as they would if they were in a house. She said it's not true that they don't have restrictions and requirements if they live in an RV park.

James Watkins: Said the temporary moving in for an RV Park.

Carol Duncan: She said the RV Park can restrict that and not rent to them if they choose to. She said they would have all the same requirements as they would if they were in the house.

James Watkins: Says his concern was the RV Park and it seems to be taken care of.

Carol Duncan: Said if they are in agreement it would be cleaner to do it as a limited use overlay and restrict the RV park.

Wes Thorton: Said they have no problem with that at all. He said there will not be an RV park there and they are willing to put it in writing.

Monroe Pointer – Chairman: Asked if they sell the property, would the rezoning go with that property.

Carol Duncan: Said with an overlay, it would stay with the property.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 23-02, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 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 to the Planning Department prior to any redevelopment of this property.**
- 3. Any change of use shall be subject to Planning Department approval in the future.**
- 4. The site must comply with all requirements of the Overlay District.**
- 5. Limited Use Overlay shall prohibit recreational vehicle parks.**

The motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote:

Aye: 5 – Jeff Steiling; Monroe Pointer; Jimmy Cooper; Jim Little; and Dennis Zolper

Nay: 1 - Stephanie Nelson
