



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 3.28.17
Case Number: RZ17-08

LOCATION:

Site Address: 3911 S Caraway Road, Jonesboro, AR, 72404

Side of Street: West between Latourette Drive (North) and Sandbrook Dr (South)

Quarter: SE Section: 32 Township: T14N Range: R04E

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: C3 Proposed Zoning: PD-RM

Size of site (square feet and acres): 779,724 SQ. FT./17.9 AC Street frontage (feet): 655.5'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: Good

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 Church

South Apartment Complex

East Commercial

West Cemetery

Physical characteristics of the site: Slope from West to East (to Caraway Road)

Characteristics of the neighborhood: Mixed Use.

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.

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (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:

x Ronnie Hart
Maren Winters

Address:

3911 S. CABALDAY RD.

City, State:

JONESBORO, AR ZIP 72404

Telephone:

Facsimile:

Signature:

Ronnie Hart
x Maren Winters

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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March 28, 2017

Mr. Derrel Smith
Director of Planning & Zoning
City of Jonesboro, AR
300 South Church Street
Jonesboro, AR 72401

Reference: Responses to zoning information request – Planned Development Re-Zoning Application

Dear Mr. Smith:

Please find attached our application to amend the zoning from C-3 to PD-MF at 3911 South Caraway Drive in Jonesboro, AR. As part of our application, please consider the following responses to the questions on the zone change application:

- (1) How was the current property zoned when the owner purchased it?

Response: The property was zoned C-3 when purchased. It has had that particular zoning designation for several years.

- (2) What is the purpose of the re-zoning? Why is the re-zoning necessary?

Response: The purpose of the re-zoning is to allow multi-family development on the property, which is not allowed under its current C-3 zoning designation. Multi-Family use is the best use of the property, as it fits well with surrounding uses and will provide quality housing for residents of Jonesboro. The Jonesboro market currently exhibits very low vacancy rates for residents looking to rent housing and this project will help fill the need for such housing.

- (3) If re-zoned, how would the property be developed and used?

Response: If re-zoning is approved, the property would be developed as multi-family, market rate housing. The property would provide luxury apartment homes, garages for select units, and various amenities for residents. Amenities would include a well-appointed clubhouse with a cyber café, game rooms, gathering area, business center, best in class fitness facilities, and a resort style pool. Other site amenities would include a car wash (with dog wash), fenced dog park with agility equipment, a playground, BBQ areas, and significant open space.

- (4) What would be the density of intensity of the development (e.g number of residential units, square footage of commercial, institutional, or industrial buildings)?

Response: *As shown on the attached site plan, the project would include approximately 300 units on the 17.86 acres (16.8 units per acre). Buildings would consist of 20 to 22 units. The project would likely be constructed in two phases, with a first phase of approximately 184 units and a second phase of approximately 116 units.*

- (5) Is the proposed re-zoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

Response: *According to the City of Jonesboro land use plan, the purpose of the City land planning is to sort land uses based on their intensity via growth sectors. This particular property is located in the "High Intensity Growth Sector". Within this sector, multi-family housing is a preferred use. Furthermore the site fits the criteria of being located with ¼ mile of an arterial roadway. The project further fits the criteria through its use of high quality building and landscaping materials, pedestrian connectivity, significant open space, and a bus stop.*

- (6) How would the proposed re-zoning be of public interest and benefit the community.

Response: *The project would provide critical, quality housing in the Jonesboro rental-housing market. Furthermore, the project would also significantly add to the tax base of the City of Jonesboro.*

- (7) How would the proposed re-zoning be compatible with the zoning, uses, and character of the surrounding area.

Response: *If the property were re-zoned, it would fit very well with surrounding land uses. To the south is an existing multi-family apartment complex. To the west is a cemetery that will likely maintain its current use in perpetuity. To the north is a church, with which this use is compatible (please note we met with the church and they gave their support to the project), and to the east is commercial development. It is anticipated that this project would provide a synergistic relationship with the commercial property to the east and would be of benefit to both parties.*

- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning.

Response: *Not necessarily, however the current zoning (C-3) allows for much more intensive commercial and retail uses that could significantly impact Caraway Road and the property to the north.*

- (9) How would the proposed re-zoning 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.

Response:

Property Values – *This project not impact the values of any surrounding properties. With the quality of this project and its management, adjacent property values would only be enhanced.*

Traffic – As part of a deferred submittal for this application, a traffic impact study is being prepared. We would request to meet with City staff regarding the findings of this traffic study prior to our first meeting with the MAPC. The traffic study will determine any impacts from the project on Caraway Road and surrounding intersections. It will include recommendations on a signal warrant for the Glenn Place-Caraway Road intersection, recommendations for turning lanes into the development from Caraway Road (if any), and mitigation recommendations for any other impacts (if any) the project might have. As part of this submittal, the Developer will prepare a proposal for mitigating their impacts and present to the City.

Drainage – The site will be designed to contain its own stormwater runoff via detention ponds near the northeast corner of the site. The site drainage will be designed to ensure that post-development flows leaving the site do not exceed pre-development levels.

Visual Appearance – High quality construction materials and landscaping will be utilized for this project. The project will be aesthetically appealing and will likely set the standard for quality apartment development in Jonesboro.

Odor – No odors are expected from this project

Noise – This project will not generate substantial noise. In fact, if the re-zoning were approved, the noise from this site would likely be considerably less than a possible commercial development currently allowed under the existing zoning.

Light – The site will include parking lot lighting for resident safety. However, all lighting will utilize cut-off fixtures so as not to light pollute surrounding properties.

Hours of Operation – The clubhouse will be open from approximately 8A – 6P on weekdays and during select hours on the weekends. It is not anticipated that the hours of operation would have any impact on surrounding property uses.

(10) How long has the property remained vacant

Response: Other than a farm house on the site, which was abandoned several years ago, the project site has been vacant for several decades.

(11) What impact would the proposed re-zoning have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

Response: The impacts to streets and drainage are noted in Response #9 above. Utilities are available to the site and this project would not have material impacts to those facilities. Furthermore, fire, police and emergency medical services already service this area, and with the anticipated quality of tenant in this development, those services are expected to be limited. Finally, the project would provide significant open space area for its tenants to use for recreation, so it is not expected there will be any material impacts to nearby parks.

Generally speaking, it is anticipated that higher intensity land uses current allowed on the site would provide more impact to the City services than a quality multi-family development.

(12) If the re-zoning were approved, when would development or re-development begin?

Response: If the re-zoning were approved, it is anticipated that first Phase construction would start in the Fall of 2017. It is anticipated that the first phase of construction would take approximately 18 months to complete.

(13) How do the neighbors feel about the proposed zoning?

Response: Because the land use of the proposed zone change is the same as the land to the south, we did not meet with that party. Furthermore, because of the anticipated synergistic relationship to the commercial property to the east, we also did not meet with that party. However, we met with members of the church to present the project, and they provided verbal support. Currently, we are working on getting a letter of support from them, which they have said they will provide. It is anticipated this will be submitted at a later date as a supplement to our application.

It should be noted we also met with the Nettleton School District to discuss the project. We discussed the project in detail, including how the project would be managed, with Superintendent Dunivan and his staff. They provided us a verbal support of the project. The school board declined to provide written support of the project per District policy, however Mr. Dunivan has indicated that any City staff member, MAPC member, or City Commission member is welcome to call or meet with him to discuss his support of the project.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

Response: This application does not include a Limited Use Overlay.

I appreciate the opportunity to provide responses to the questions and look forward to working with you on a successful project. If you have any questions, please feel free to contact me anytime at (406) 582-8100.

Sincerely,

Will Ralph, PE, LEED AP
Director of Development
Braxton & Klein Capital Partners, LLC.