

***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-08: 3911 South Caraway Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on April 25, 2017***

REQUEST: To consider a rezoning of one tract of land containing 17.9 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 17.9 acres of land located at 3911 South Caraway Road from C-3 General Commercial District to PD – RM Planned Development Residential Multifamily.

**APPLICANTS/
OWNER:** Karen Winters 3911 South Caraway Road, Jonesboro, AR 72404

LOCATION: 3911 South Caraway Road, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 17.9 Acres
Street Frontage: **Street Frontage:** Around 655.5 Feet Along Caraway Road
Topography: Slopes from West to East
Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-3 Multi Family High Density District
East	C-3 General Commercial District
West	R-1 Single Family Residential

HISTORY: Other than a farmhouse on the site, which has been abandoned several years, the project site has been vacant for several decades.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

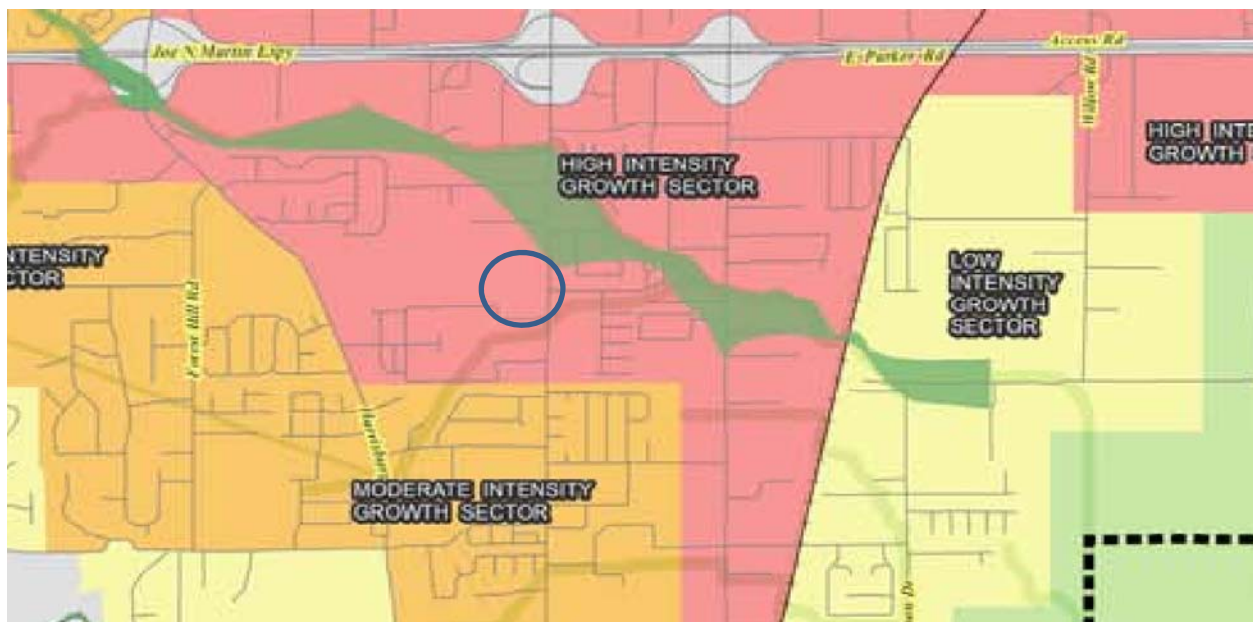
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they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

High Intensity Growth Sector Recommended Use Types Include:

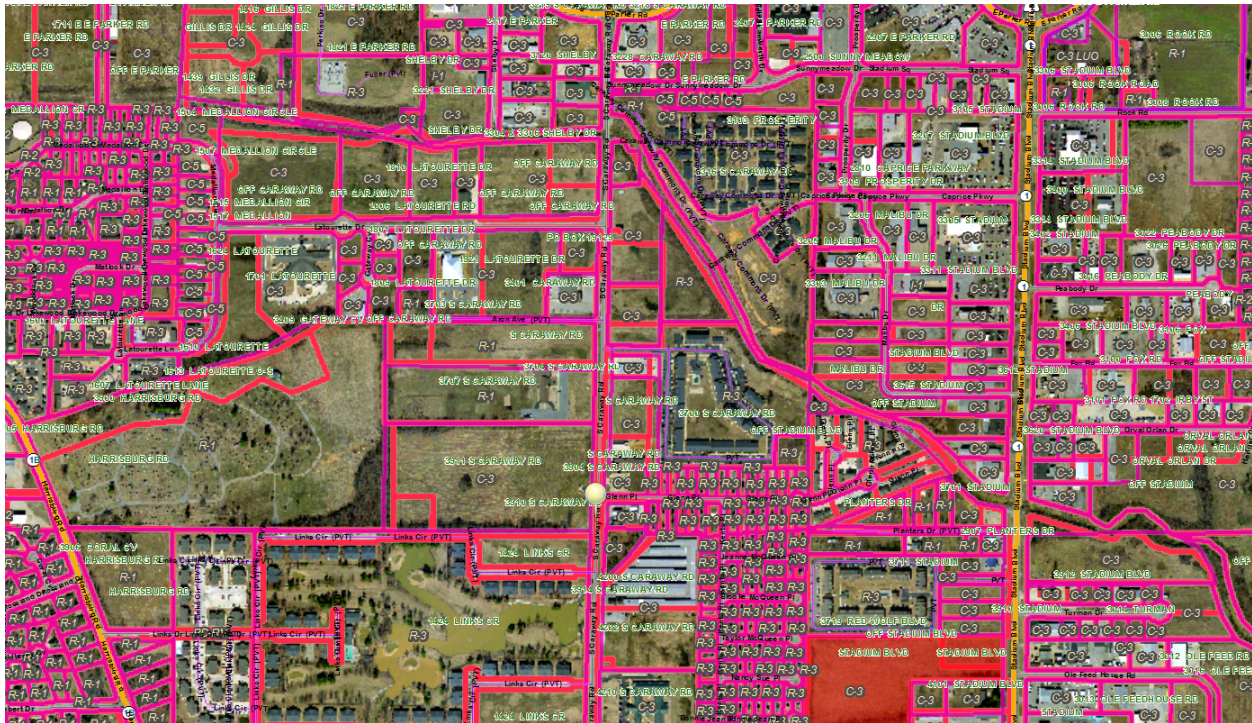
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

The subject site is served by Johnson Ave., which on the Master Street Plan is defined as a Principle 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.	This area is classified as a Moderate Intensity Growth Sector. There are other Planned Developments in the area.	1. 
(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.	This area has several multi-family developments.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This property is located on South Caraway Road. There are other commercial developments in the area.	
(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 the Multi-Family from the Single Family Residential. Traffic may be an issue. This road already has quite a bit of traffic.	
(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 a majority of lots surrounding this address have already been developed. There are already several multifamily developments in the area.	

Staff Findings:

Applicant's Purpose:

The purpose of the rezoning is to allow multi-family development on the property, which is not allowed under its current C-3 General Commercial zoning designation. Multi-Family use is the best use of the property, as it fits well with the surrounding uses and will provide quality housing for residents in Jonesboro. The Jonesboro market currently exhibits very low rates for residents looking to rent housing and this project will help fill the need for such housing. If rezoned, 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, fitness facilities and a resort style pool. Other site amenities would include a car wash, fenced dog park, playgrounds, BBQ areas and significant open space.

Chapter 117 of the City Code of Ordinances/Zoning description of Planned Development:

Planned Development – It is the intend of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open spaces than would otherwise be possible through the strict application of other district regulations.

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.	

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-08, a request to rezone property from C-3 General Commercial District to PD-RM Planned Development Multi Family Residential, subject to final site plan approval by the MAPC and 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, 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.
5. A photorealistic rendering of the property from Caraway Road
6. A letter describing cash-in-lieu payment for a contribution to future Caraway Road improvements
7. A letter evaluating trip generation based on current allowed uses (C-3) versus proposed use (PD-RM)

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: RZ 17-08 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 General Commercial District to PD-RM Planned Development Multi Family Residential, 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.

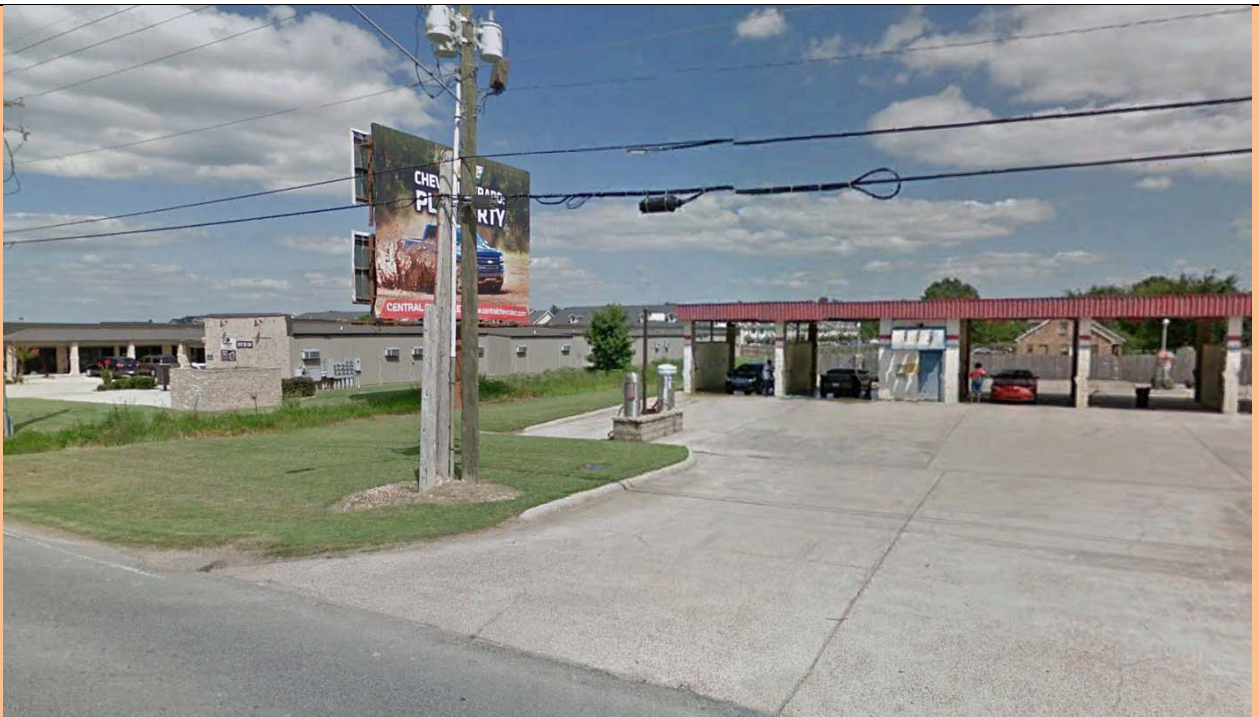
PICTURES OF AREA



View looking North



View looking South



View looking East



View looking West