



## Legislation Details (With Text)

**File #:** ORD-17:021    **Version:** 1    **Name:** Rezoning from C-3, General Commercial to PD-RM, Multifamily Residential Planned Development for Property Located at 3911 S. Caraway Road

**Type:** Ordinance    **Status:** Denied

**File created:** 4/27/2017    **In control:** City Council

**On agenda:**    **Final action:** 6/6/2017

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL TO PD-RM, MULTIFAMILY RESIDENTIAL PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 3911 SOUTH CARAWAY ROAD AS REQUESTED BY RONNIE HART AND KAREN WINTERS

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Amended Staff Summary, 2. 3911 S Caraway Application Amendment.pdf, 3. 3911 S Caraway Plat.pdf, 4. Staff Summary RZ 17-08 3911 South Caraway Road - Council.pdf, 5. Braxton-Traffic Impact Analysis-April 12, 2017.pdf, 6. Quit Claim Deed.pdf, 7. Site Plan.pdf, 8. Front Elevations.pdf, 9. Rear Elevations.PDF, 10. Receipts from Notifications - USPS Receipts.pdf, 11. Rendering of Project.pdf, 12. South Baptist Church Letter.pdf, 13. Updated Access Analysis, 14. Opposition Presentation, 15. Opposition Video, 16. Parker Opposition Letter, 17. Opposition Petition.pdf, 18. Opposition Petition 2.pdf, 19. Opposition Presentation Packet.pdf, 20. Proponent Handouts\_06062017.pdf

Date	Ver.	Action By	Action	Result
6/6/2017	1	City Council	Passed	Fail
5/16/2017	1	City Council	Postponed Temporarily	Pass
5/2/2017	1	City Council	Waived Second Reading	Pass

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION I:**

CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: C-3, GENERAL COMMERCIAL  
TO: PD-RM, MULTIFAMILY RESIDENTIAL PLANNED DEVELOPMENT

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°27'59" EAST 240.00 FEET TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 00°27'59" EAST, 418.37 FEET TO A FOUND IRON PIPE; THENCE NORTH 89°37'12" EAST, 1281.62 FEET TO A SET REBAR; THENCE SOUTH 01°11'55" WEST, 655.51 FEET TO A SET REBAR; THENCE SOUTH 89°29'00" WEST, 1033.29 FEET TO A SET REBAR; THENCE NORTH 00° 27'59" EAST, 240.00 FEET TO A SET REBAR; THENCE SOUTH 89°29'00" WEST, 240.00 FEET TO THE POINT OF BEGINNING PROPER;

CONTAINING SOME (781,398.56 SQ.FT.) 17.94 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, AND EXCEPTIONS OF RECORD.

**SECTION II:**

THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

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).

**SECTION III:**

THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.