



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 11-11: Food Bank of NEA
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on May 10, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 0.79 acres more or less from R-1 Single Family to C-4 and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as C-4 Neighborhood Commercial District.

APPLICANT/ OWNER: Food Bank of NEA, Christie Jordan/Executive Director
 3406 S. Culberhouse St. Jonesboro AR 72404

LOCATION: 3406 S. Culberhouse St.

SITE DESCRIPTION: Tract Size: Approx. 0.79 +/- acres, Sq. ft. +/-
 Frontage: Approx. 106 ft. along S. Culberhouse St.
 Topography: Flat
 Existing Devlpmt: Existing Food Distribution Warehouse

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-4 LUO	Commercial
	South: R-1	Residential
	East: R-1	Residential
	West: R-1	Residential

HISTORY: Existing Non-conforming use.

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

Approval Criteria- Section 14.44.05, (5a-g) - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

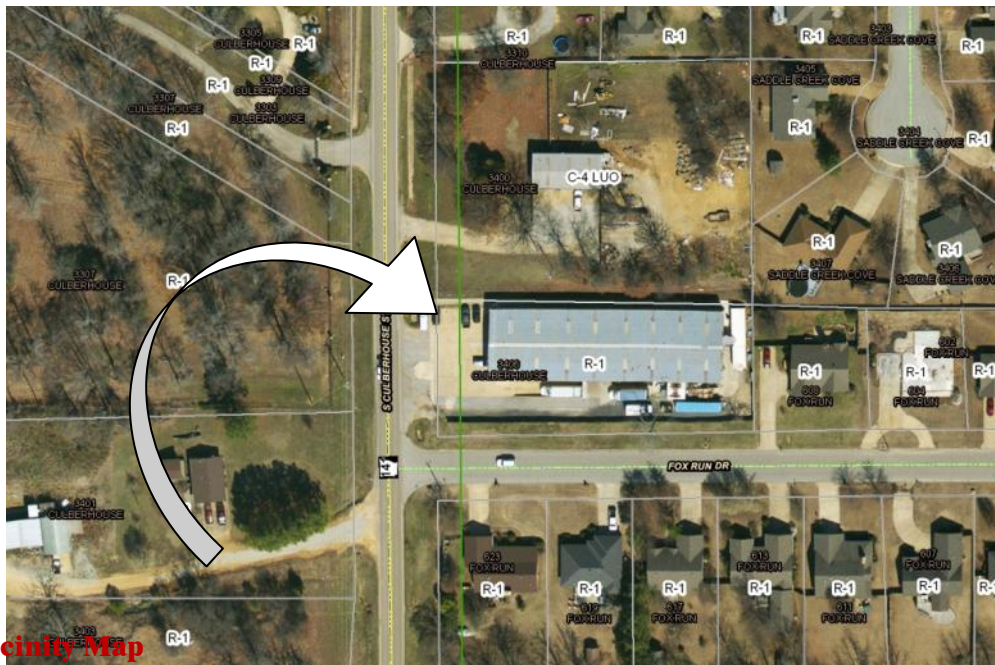
- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Southwest Sector and to be recommended as a Single Family-Low Density.

Master Street Plan/Transportation:

S. Culberhouse Street is a (Proposed Minor Arterial- 120 ft. min.). It is currently two lanes in width, but has been capable of accommodating this limited amount of traffic generated by this development. The City has S. Culberhouse Street on the list for improvement to a wider street, capable of accommodating more traffic than at present, though a firm date for the improvements has yet to be decided and announced.



Zoning/Vicinity Map

Findings:

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to C-4 Neighborhood Commercial District.

Staff recommends a limited use overlay consideration for the subject site, so that some restraints can be placed to protect single family properties remaining. This building has existed for over 18 years as a nonconforming use, and staff has not received any complaints since the Food Bank has been in operation (originally 1993). Additionally there is a commercial enterprise just north of the subject site conducting pool sales and construction.

Furthermore, an orderly growth is necessary for this area which currently lacks necessary road improvements. Overflow parking needs to be address for employees and volunteers as the pictures of the site demonstrate a need for additional spaces.

MAPC is urged to revise the request to a limited use overlay for neighborhood commercial with stipulations at the concurrence of the applicant. Any future uses should be considered and approved by the MAPC, so that low volume required parking uses can be encouraged, due to the lack of available parking areas. High volume retail and restaurant uses should be discouraged. Time of operation should be considered due to proximity to neighboring homes. Truck delivery needs should be evaluated at that time as well, due to current/problematic traffic flow interference.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Food Bank of NEA should be evaluated based on the above observations and criteria for Case RZ 11-11, a request to rezone property from R-1 & to C-4 L.U.O. It is important to Staff that all the issues cited above are addressed by the applicant and that further details be provided during the site plan approval process in the future to the MAPC.

1. That future C-4 Neighborhood Commercial uses of the site shall satisfy all requirements of the City Engineer, Building and Fire Inspections, and the Planning and Zoning Department.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment to address vehicular access management and proper consistency with neighborhood scale.
- 3.Fencing/screening shall remain along the entire the perimeter of the proposed site and maintained.
4. A lighting photometrics shall remain at current or lower levels to assure no lighting spillage onto abutting properties.
5. Any additional signage details shall also be submitted as part of the building permit application.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking East along S. Culberhouse.



View looking South along S. Culberhouse.



View looking East at the intersection of S. Culberhouse and Fox Run.



View looking Northeast along S. Culberhouse (from abutting property frontage).



View looking West along Fox Run (subject property frontage).



View looking North of rear abutting property (Fox Run).



View Looking South at subject property (frontage).



View Looking North at subject property (frontage).



View looking Northeast along S. Culberhouse.