

Metropolitan Area Planning Commission
Staff Report – CU 14-03 800-802 Southwest Drive- Mission Outreach
300 S. Church Street – Municipal Center – 1st Floor- Council Chambers
For Consideration by the Planning Commission on March 11, 2014

REQUEST: Applicant requests a conditional use approval for a Group Residential within the “R-2” Multi-family Low Density District.

PURPOSE: This property is proposed to be used for the purpose of providing transitional and permanent housing to homeless individuals and families. This property will be managed on-site by professional staff focused on equipping residents with tools needed to succeed in life. The proposed use will be located within an existing facility that was a Nonconforming Use. The main building is 26,114 sq. ft. and the housing unit is 10,721 sq. ft. in area; the use was vacated in November of 2012.

APPLICANT/ OWNER: Mission Outreach of NEA, INC, 901 East Lake St., Paragould, AR 72450

LOCATION: 800 & 802 Southwest Drive, Jonesboro, AR.

SITE DESCRIPTION: Tract Size: 3.58 acres approximately
Frontage: Approx. 445 ft. on Southwest Drive; 375 ft. on Haywood Dr.
Topography: Lower depression site
Existing Developmt.: Former Nursing Home Site

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-2, C-4 LUO	Multi-Family/Single Family Residence, Office
	South: R-1	Residence
	East: R-1	Single Family Residential
	West: C-3, R-1	Commercial/Single Family Residential

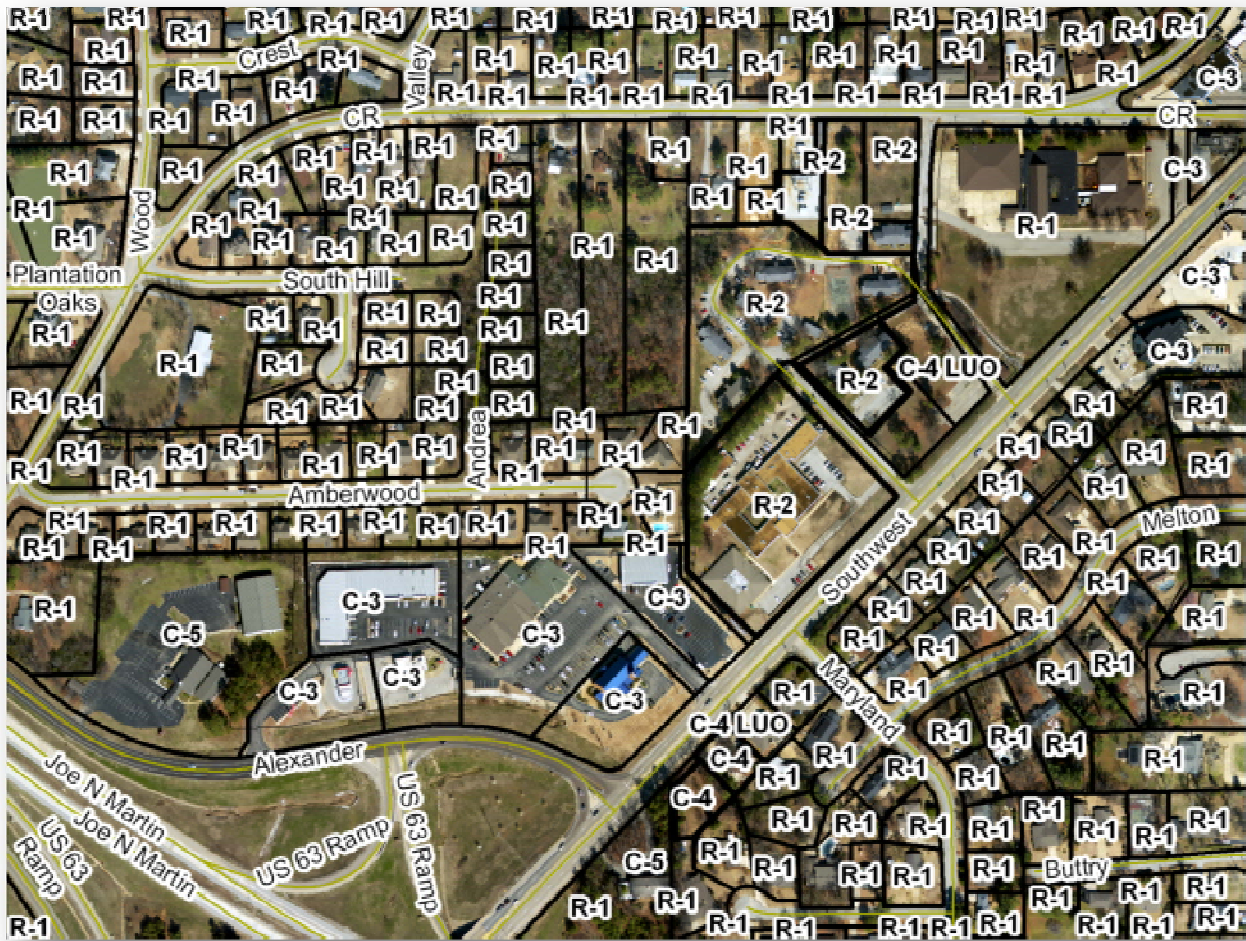
HISTORY: Expired Non-Conforming Use; Group Residential Nursing Home in R-2.

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

Section 117-199 Procedure for authorizing (Conditional Uses):

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

Criteria	Explanations and Findings	Comply Y/N
(1) The proposed use is within the provision of conditional uses as set out in this chapter.	The proposed Group Residential Use qualifies under the provisions for Conditional Uses.	
(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.	The proposal is consistent with the provisions originally set out for this site when approved for a nursing home previously.	
(3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.	The proposal is appears to be in line with institutional type uses. The building facilities provide for an environment that will be operated and supervised around-the-clock.	
(4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.	This use is compatible along a commercial corridor; it abuts commercial, multi-family and single family, which is buffered by fencing and a large drainage ditch.	
(5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.	All structures and facilities are existing and are to remain.	
(6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate and not inconsistent with requirements of this chapter.	Property has great vehicular site circulation and parking design. Service ingress/egress is separated.	
(7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.	Site is well screened from any impacts on surrounding properties.	
(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.	Minimal impacts; however, concern has been voiced by several residents concerned about negative impacts on their properties.	<i>Pending Public Hearing Concerns & Applicant's proposed Safeguards to address such concerns.</i>



Aerial Map/ Vicinity Map

Findings:

Services to be Provided:

Mission Outreach plans to use the facilities on this property to provide transitional and permanent housing to homeless individuals and families. Housing will be provided long-term through partnerships with the Department of Housing and Urban Development and the Veteran's Affairs Administration. Additionally, Mission Outreach will provide programs and services to the homeless population that focus on equipping clients with the tools needed to succeed in both their professional and family life. Staff will also connect clients to mainstream services to eliminate barriers that may prevent clients from advancing. Mission Outreach will continue its partnership with Families, Inc. to staff mental health professionals at our facility to address the mental health needs of the mentally ill homeless population. This partnership has allowed us to expedite the process of connecting mentally ill homeless clients with permanent housing, while addressing the root causes of their homelessness. Mission Outreach enjoys a partnership with Arkansas State University's College of Nursing and Health Professions which will allow real world opportunities for students to apply knowledge gained in the classroom. This partnership will also allow Mission Outreach to in-part have more people at the facility providing services to those in need and hopefully addressing root causes of homelessness and breaking the cycle of poverty that is prevalent in our community.

Mission Outreach has received and currently receives funding from the Federal Emergency Management Agency, the U.S. Department of Housing and Urban Development. Mission Outreach has 14 member Board of Directors who oversee all financial, policy, legal and planning decisions. The staff is composed of an Executive Director, Assistant Director, Development Director, Homeless Prevention Case Manager and Benevolent Services Manager.

Mission Outreach plans to solidify adequate funding sources by July 1, 2014 and be fully operational and meeting the needs of the homeless and impoverished population in Jonesboro and Craighead County by September 1, 2014. The STABLE Program will be implemented by September 1, 2014 as well.

During the time period previously mentioned, Mission Outreach will focus on rehabilitating the physical plant at 800 Southwest Drive and forming partnerships with other agency to further address gaps in services. The rehabilitation at 800 Southwest Drive will include bringing all electrical, plumbing, HVAC, and fire suppression assets up to code. The rehabilitation will also include cosmetic work including new paint, carpet, tile, beds, furniture etc. Mission Outreach will also incur expense in bringing the existing kitchen and dining room into working order including deep cleaning of existing equipment and the purchase and installation of additional equipment needed to feed the hungry at the facility.

In review of the current application, there were no reasons or findings of conflict of Section 117-199, (Zoning Ord., § 14.24.02), that would deem the propose use unfit for the site location. As illustrated in the photographs, the facility location has ample space area to ensure patron safety and assurance that traffic congestion never occurs.

Enlarged Aerial View & Zoning Map



Zoning Code Analysis:

The property is R-2 Multi-Family Residence of which a number of uses are either permitted or allowed as a Conditional Use Approval by the MAPC subject to public hearing. The applicant is proposing to used the institutional style facility to house and serve special needs individuals. Two estimated project costs were initially listed at \$142,000 and \$254,000 by the architect on the existing structures. Certain building code compliance and review would have to occur prior to any occupancy as mentioned above.

Certain uses may or may not be appropriately located within various districts due to their unusual or unique characteristics of operation and external effects. Given their unusual character, analysis and judgment of the consequences of each development and use must be given so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the area in which uses are proposed to be located. Such uses are listed under the various districts herein as conditional uses, and may be located in the districts so designated only in accordance with the code procedures prescribed in Chapter 117-197 (The List Uses table is summarized below).

List of Uses	R2- Permitted or Conditional Use
Single-family detached	Permitted
Single-family attached	Permitted
Duplex, triplex, 4-plex	Permitted
Manuf. housing, residential design	Permitted
Group residential	Conditional Use Required
Accessory dwelling unit	Conditional Use Required
Bed and breakfast	Conditional Use Required
Cemetery	Conditional Use Required
Church	Permitted
College or university	Permitted
Communication tower	Conditional Use Required
Convenience store	Conditional Use Required
Day care, limited (family home)	Permitted
Golf course	Permitted
Government service	Conditional Use Required
Library	Permitted
Parks and recreation	Permitted
Safety services	Conditional Use Required
School, elementary/middle & high	Permitted
Utility, major	Conditional
Utility, minor	Permitted

Parking:

Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian-ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness and the proper relationship of different land uses.

Existing conditions are to remain. Adequate parking is provided for the staff and users of the facility on existing paved lots in the front and rear. The service entrance is completely separated in the rear.

Due to the low elevation of the site from the main Southwest Drive Corridor, perimeter fencing is not needed to west. Adequate separation including a ditch ravine with a tree-line and existing fencing separates the property from the Lexington Estates Subdivision to the West. Residential homes to East of the site in Marlo Acres Subdivision, along Southwest Drive site are at a much higher elevation and will continue to have view of the existing structures.

Reasonable Accommodation:

The approval of the proposed use will be in keeping with the spirit and intent of the adopted Ordinance 11:085 passed by Council on December 20, 2011. In this Ordinance, the City made a commitment to further the advancement of Fair Housing Act (FHA) to provide reasonable accommodation for individuals needing mental health care which may be the case of some of the clients of the facility.

Fair Housing Commission Review:

Staff forwarded the Letter of Intent to the Arkansas Fair Housing Commission to seek input on the applicability to the Fair Housing Act. Ms. Carol Johnson, Director stated that based on the information provided there appears to be fair housing implications particularly with regards to housing of mentally ill patrons. She also noted that the letter of intent outlines a reasonable accommodation issue.

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	Reported no issues.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	Not opposed; but challenges will occur on accessibility to the site.	
Utility Companies	No issues reported to date.	

Conclusion

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area must be considered. Based on the reasonable accommodation ordinance, and the provisions allowed under Conditional Uses for a group residential under an “R-2” Multi-family Low Density District, Staff urges consideration of approval by the Planning Commission for the group residential facility as presented, with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local certifications be obtained and maintained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
3. That a secured fencing be installed in areas if so determined by the MAPC for the protection of patients. If an approved security plan is presented and approved by the State Licensing authorities and the MAPC, such fencing may be waived.
4. The facility shall be subject to a 3-year review by the MAPC to determine that the Facility’s Operations and Management Plan is not causing any unreasonable impacts on the surrounding community that need to be rectified through the Zoning process.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning Director
Planning & Zoning Department

Sample Motion:

I move that we place Case: CU 14-03 on the floor for consideration as a Conditional Use for a group residential use within an R-2 Multi-family District. The Commission finds that the use is compatible and suitable with the zoning, uses, and character of the surrounding area and follows the spirit and intent of the Zoning Resolution subject to the 4 conditions recommended by Staff.

Site Photographs



View looking South towards facility



View looking northwesterly towards site from Southwest Drive



View looking towards Apartments in the Rear



View looking south towards the service drive parking lot and entrance



View looking west on Haywood Drive, site on left.



View looking west towards site from Southwest Drive.



View looking towards site to the north, from commercial to the south



View looking South towards Commercial



View from Commercial looking north towards site



View looking North on Southwest Drive, Residential on right



Street View of Homes on East side of Southwest Drive



Street View looking South on Southwest Drive, site on right



Street View Looking West towards Site



Street View Looking Northwest towards Site Entrance