

*City of Jonesboro Planning Commission
Staff Report – CU 11-02 Jeff Giles
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on March 8, 2011*

REQUEST: Applicant proposes to build a 20 x 30 structure as a Fast Food Restaurant serving pizza for pickup/carry-out within the C-2 Commercial Zoning District.

**APPLICANT/
OWNER:** Jeff Giles, 4316 Annadale Circle, Jonesboro, AR 72401

LOCATION: 2916 S. Caraway Rd.

**SITE
DESCRIPTION:** Tract Size: 0.39 acres
Frontage: 84.5'
Topography: Flat
Existing Developmt.: Parking lot

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|------------------------------------|-------------|-----------------|
| North: | C-2 | Commercial |
| South: | C-2 | Commercial |
| East: | C-2 | Commercial |
| West: | C-3 | Commercial |

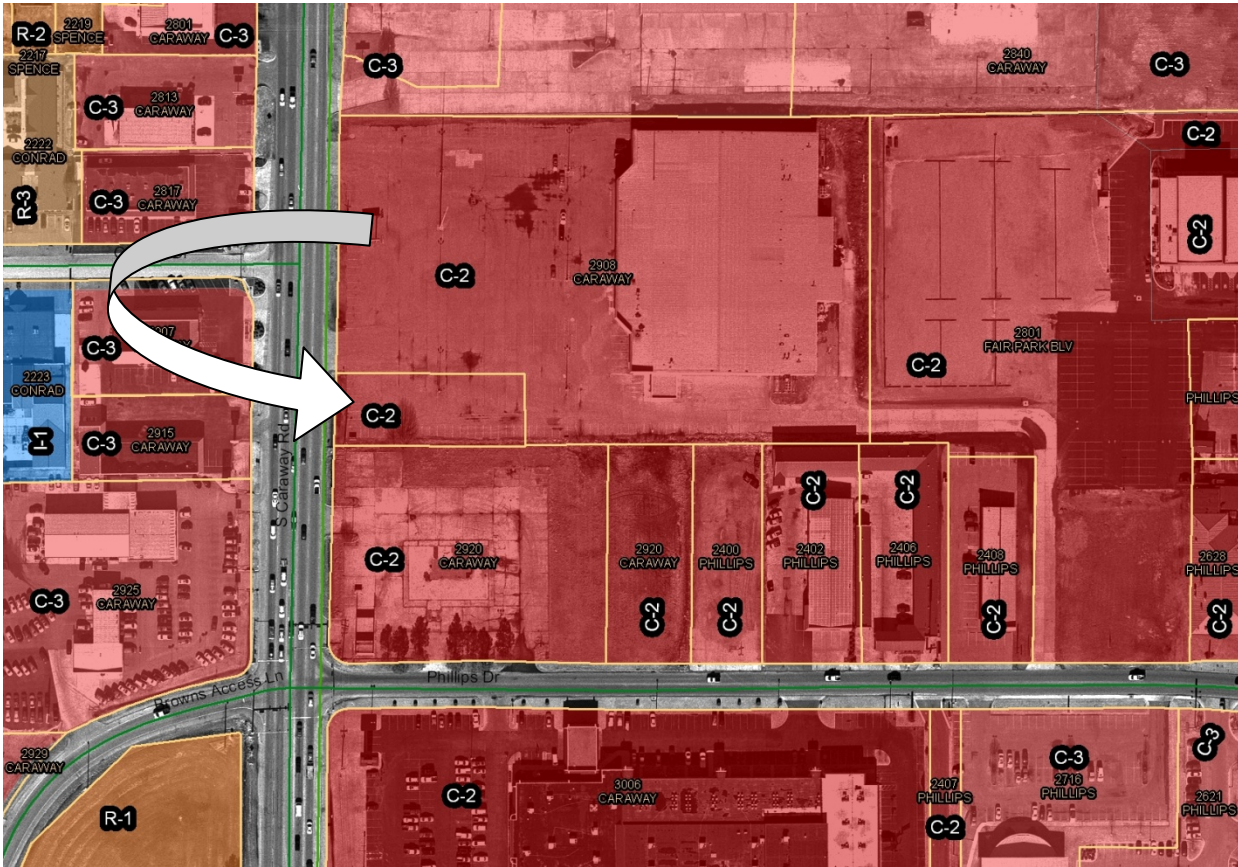
HISTORY: None

Zoning Code Analysis:

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.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (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.
- (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.
- (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.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.

(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Zoning Ord., § 14.24.02)



Vicinity/Zoning Map

Findings:

The site plan layout demonstrates ingress/egress from the existing parking area which abuts lot of Startek Call Center. Traffic flow must be coordinated with the Seattle Grind, Startek Call Center and the proposed Pizza restaurant shared drives. The applicant stated that 85% of Seattle Grind traffic is from 7am to 10am.

Startek has shifts that may change over during peak business hours (lunch, dinner). Startek had requested a variance to reduce the size of parking spaces on the abutting lot and added additional parking in the rear of their facility. Signage for the new business should be consolidated with the existing sign for Seattle Grind to eliminate any sight/traffic obstructions.

Staff has no objection to the approval of this request and recommends MAPC approval of the facility as a conditional use.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 11-02 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. Zoning compliance is demonstrated as set forth by the zoning ordinance.

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, all other building permits and fire safety approval required locally and other approvals required statewide must be applied for and obtained by the applicant.
2. All waste containers on the property shall be screened from public view.
3. All driveways and parking spaces shall be striped to help traffic management.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking north at the subject property.



View looking south along S. Caraway Rd.



View of Seattle Grind Coffee House (drive thru) on subject property.



View looking west from rear.



View looking east of proposed location.



View looking northeast of Startek.



View looking north from subject property.