

*City of Jonesboro Planning Commission
Staff Report – CU 13-06, Aldi Grocery
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on June 11, 2013*

REQUEST: Applicant requests MAPC Conditional Use Approval for a grocery store use within an existing C-2 Downtown Fringe Commercial Zoning District.

APPLICANT/ OWNER: Haywood, Kenward, Bare & Associates, Inc., Jonesboro, AR
ALDI, INC, 475 Pearl Drive, Ofallon, Missouri 63366

LOCATION: 42602, 2610 S. Caraway Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 1.96 Acres.
Frontage: 318.32 feet along S. Caraway Rd., 240.4 ft. along Race St.
Topography: Flat
Existing Development: Restaurant and Pre-manufactured Home Business.

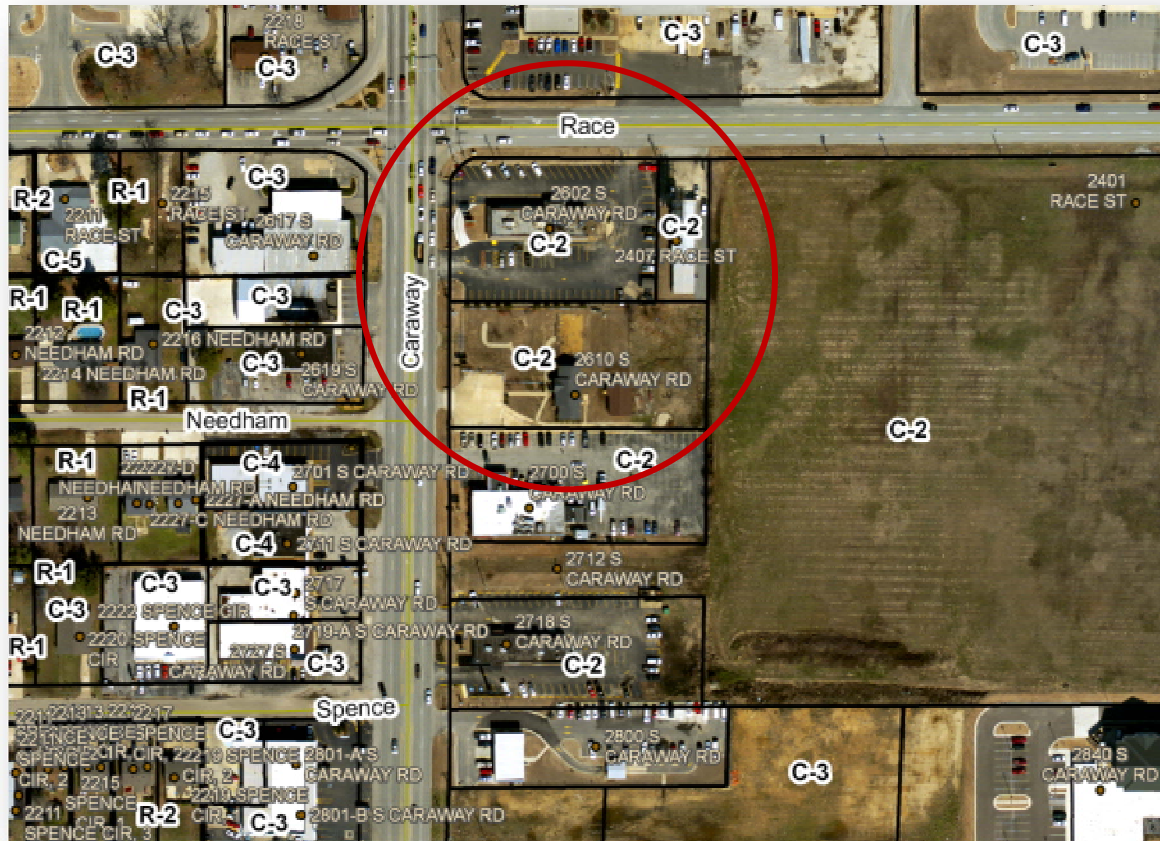
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Auto- Tire Business
South:	C-2	Restaurant
East:	C-2	Commercial Insurance, Vacant Land
West:	C-3	Commercial

HISTORY: Former Restaurant Use, Pre-manufactured Home Business.

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, 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/Vicinity Map

Findings:

The subject properties are currently zoned C-2 (Downtown Fringe Commercial District). It is obvious that the current zoning does not match the existing development that surrounds the subject property. In lieu of rezoning the property, the applicant requests that the Metropolitan Area Planning Commission grant the proposed Conditional Use Permit. This request is to specifically remove the Maximum Floor Area requirements and to address the uses restrictions of commercial developments on C-2 developments. Note a number of other adjacent properties exceed the threshold of this proposal, i.e. Star-Tek, telemarketing located at 2800 S. Caraway, which has 77,700 sq. ft. floor area retail.

This request will have no negative impact on the surrounding properties, as it will match other C2 developments in the area. The access to the property satisfies the driveway location requirements from the signalized intersection. Left turn movements off the site will be very difficult and may result to increasing traffic accidents.

	over 2,500 square feet
Retail/service, general	1 per 250 square feet
Retail/service, furniture and bulky items	Spaces to be provided pursuant to schedule B
School, nursery, elementary and middle	1 per staff and employee, plus 1 space per classroom

Parking Requirements:

Required parking: 1 space per 250 sq. ft. Given 16,399 sq. ft., 66 spaces are required; 105 spaces are provided.

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received	Noted no objection

Conclusion:

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 future alterations shall be subject to Planning Dept. approval in the future.
2. Total Building square footage shall not exceed 17,000 sq. ft.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a two-year time limit.
5. A final replat shall be submitted for recording reflecting compliance with all Code of Ordinances.

Sample Motion:

I move to approve Conditional Use Case CU 13-06, as presented for Aldi, Inc. to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

Site Photographs



View looking west from the Intersection of S. Caraway & Race Street



View looking east from the Intersection of S. Caraway & Race Street



View looking south from the Intersection of S. Caraway & Race Street



View looking south from the Intersection of S. Caraway & Race Street