

*City of Jonesboro Planning Commission
Staff Report – CU 13-09, Farmer’s Market in R-1
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on July 9, 2013*

REQUEST: Applicant requests MAPC Conditional Use Approval for a Farmer’s Market/Fruit Stand use within an existing R-1 Single Family District.

APPLICANT/ OWNER: Jerry Daugherty , 501 Mitchell Lane, Searcy, AR
Joan Crocker, 1406 E. Highland Drive, Jonesboro, AR 72401

LOCATION: 1410 East Highland Drive at the Hillcrest Drive intersection.

SITE DESCRIPTION: Tract Size: 1.84 acres
Frontage: Approximately 239 ft. along Highland Dr. and 334 ft. along Hillcrest Dr
Topography: Flat
Existing Development: Formerly a fuel station and convenience store.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	<u>ZONING/CURRENT USE</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density Former Gas Station/Non-conforming	Retail - Neighborhood & Single Family Low Density
North of Property:	R-1 Single Family Medium Density	Public Semi-Public
Institutional	Hillcrest Visual and Performing Arts School	
East of Property:	C-4 Neighborhood Commercial District Planters and Stockman Bank	Retail – Neighborhood
South of Property:	C-4 Limited Use Overlay Undeveloped/Pasture	Mixed Use Transitional
West of Property:	C-3 General Commercial Single Family Home of Applicant	Retail General

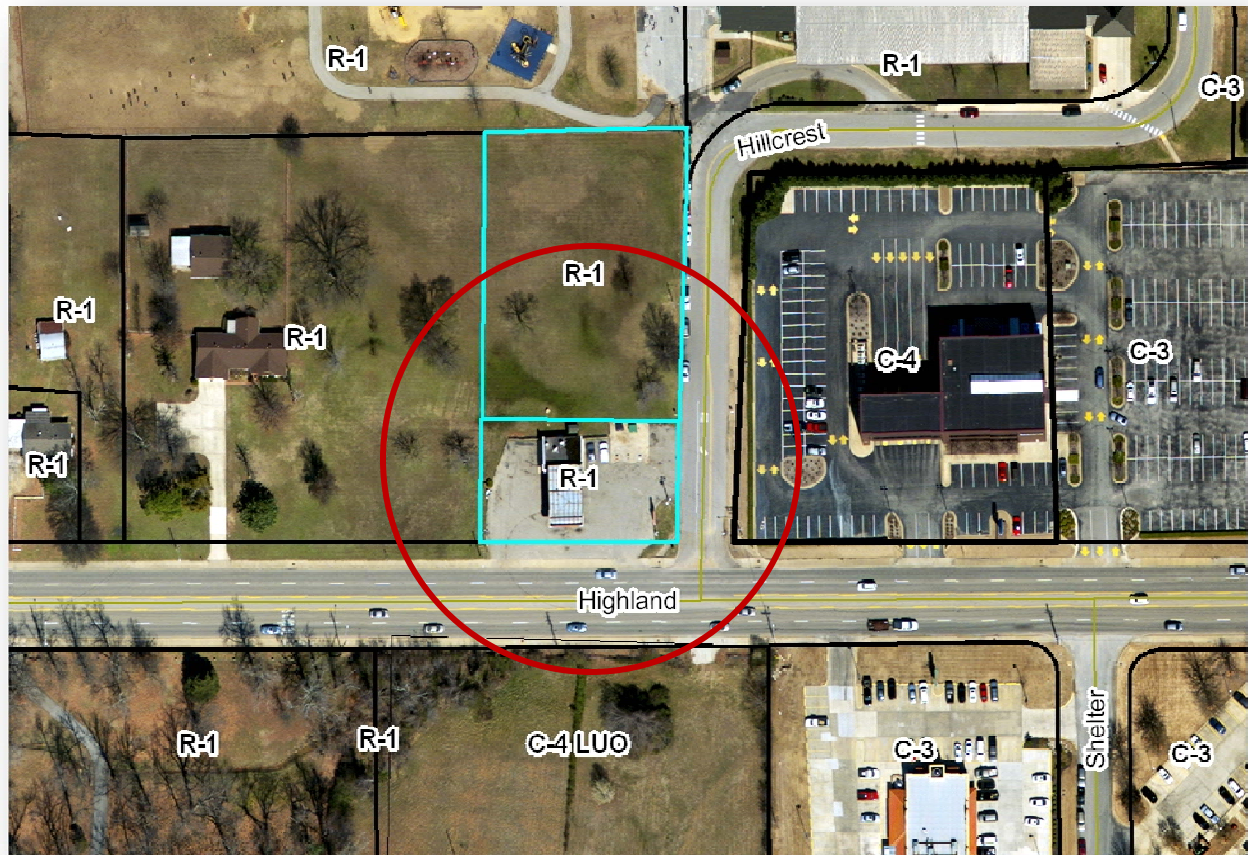
HISTORY: The property located at the corner of Highland and Hillcrest Drives was formerly a fuel station and convenience store.

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 property is no longer being utilized as a gas station. The applicant proposes to use the property as a temporary fruit and vegetable stand. There will be no adverse impact on the general neighborhood area.

Note also, that this property is subject to a rezoning petition to C-4 L.U.O. for Neighborhood Commercial.

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

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, that the applicant adhere to the all City Ordinances regarding farmer's markets and mobile vending.
2. A City of Jonesboro Privilege License shall be maintained.

Sample Motion:

I move to approve Conditional Use Case CU 13-09, as presented for a Farmer's Market/Fruit and Vegetable Stand 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



View Looking Northeast at Intersection of Highland & Hillcrest



View Looking North at Intersection of Highland & Hillcrest



View Looking South from Site



View looking at Site, looking Northwest



View looking Northeast towards site



View of Single Family Home west of site area



View looking East towards site



View on Highland looking East toward Site