

City of Jonesboro Planning Commission
Staff Report – CU 13-14: 2124 Stadium Blvd. & 3010 Sun Ave.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on October 7, 2013

REQUEST: Applicant requests approval of a condition use that will allow a fast food restaurant at a location zoned C-3 L.U.O. The conditions set forth in the L.U.O. will allow a fast food restaurant with a conditional use approved by MAPC.

PURPOSE: Proposed McDonald's restaurant.

OWNER: McDonald's USA, LLC

APPLICANT: Deb Lyster

LOCATION: Northeast corner of the Stadium Blvd. and Sun Ave. intersection.

SITE DESCRIPTION:

Tract Size:	42,612 sq. ft. / 0.98 acres
Frontage:	Approximately 151 ft.
Topography:	Flat
Existing Use:	Single family residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3 L.U.O.	Restaurant and Clothing Store
	South: C-3 L.U.O.	Automobile Sales
	East: C-3 L.U.O.	Single Family Residence
	West: C-3	Restaurant

HISTORY: ORD 11:087 was passed by Council rezoning the property from R-3 Multi-family to C-3 L.U.O. with conditions.

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.

- (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)



Aerial Map/ Vicinity Map

Findings:

The proposed use for the property as a McDonalds is suitable for the general area. Ordinances 11:087 requires the uses such as fast food to be approved by the Planning Commission as a conditional use.

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, redevelopment of this corridor is underway on the east and west side of Stadium Blvd. Staff has reviewed the proposed plan layout and feels that the important issues such as access management and screening of any residential to remain should be addressed. Satisfaction of a city ordinance related to site design shall be coordinated as part of the Commercial Permit Review Process by the applicant.

Conclusion

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for approval of the McDonalds Restaurant located within the C-3 L.U.O. District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local permits be obtained 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 privacy fence installed in the rear of the property screening any residential uses that still remain.

Respectfully Submitted for Planning Commission Consideration,



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

Sample Motion:

I move that we place Case: CU 13-14 on the floor for consideration as a Conditional Use for a Fast-food Restaurant within a C-3 Commercial District. The Commission finds that the use is compatible and suitable with the zoning, uses, and character of the surrounding area.

Site Photographs



View from Sun Ave. of the western portion of subject site located at 2124 Stadium Blvd.



View from Sun Ave. of the eastern portion of subject site located at 3010 Sun Ave.



View from Sun Ave. of residential property located east of site. Zoned: C-3 L.U.O.
Address: 3012 Sun Ave.



View from Sun Ave. of vacant property located south of site. Zoned: C-3 L.U.O.
Address: 3009 Sun Ave.



View from Stadium Blvd. of commercial property located north of site. Zoned: C-3 L.U.O.



View from Stadium Blvd. of commercial property located south of site. Zoned: C-3 L.U.O.
Address: 2200 Stadium Blvd.



View from Dayton Ave. of residential duplex property located north of site. Zoned: R-3
Address: 3011 Dayton Ave.