

City of Jonesboro Planning Commission
Staff Report – CU 16-03 Reclamation House- 534 W. Washington Ave.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 22, 2016

REQUEST: Applicant proposes to provide a safe living environment for women post rehabilitation: Transitional living for women over 18 years of age with 24 hour staffing, including a *House Director & House Mom* as a Conditional Use approval by the MAPC within a C-2 Downtown Area.

APPLICANT OWNER: Reclamation House, 534 W. Washington Ave., Jonesboro AR
 Kevin & Cathy Richardson, 3603 Oakridge Dr., Jonesboro AR

LOCATION: 534 W. Washington Ave. (NE Corner of Flint Street), Jonesboro AR

SITE DESCRIPTION: Tract Size: Flint’s Add. S164’ OF LOT 3; 151X164 (24,764 S. F. Lot)
 Frontage: 164 ft. +/- along Flint St.; 151’ +/- along W. Washington Ave.
 Topography: Gradually Sloping
 Existing Devlopmt.: 6,022 sq. ft. home with 13 bedrooms/13½ baths, 101 year old property.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-2	Formerly Retail
	South: C-2	Commercial Office
	East: C-2	Commercial Office
	West: R-2	Single Family to West/ Rental to NW

HISTORY: Formerly a Bed-n-Breakfast Use.

Zoning Code Analysis:

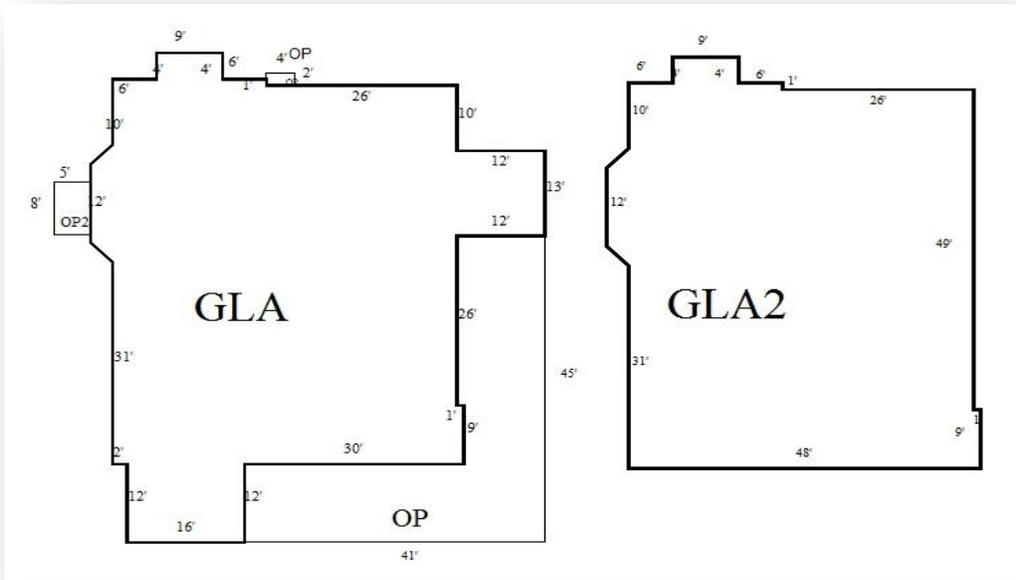
In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (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.

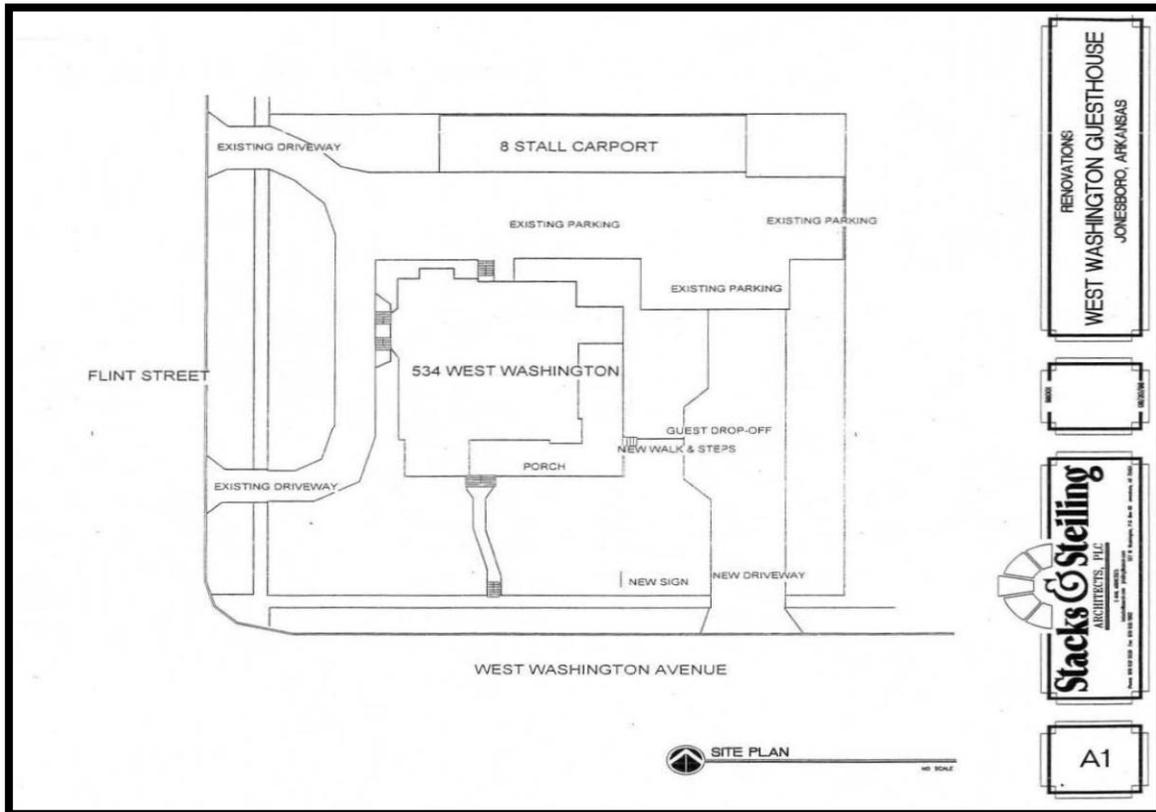
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance 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)



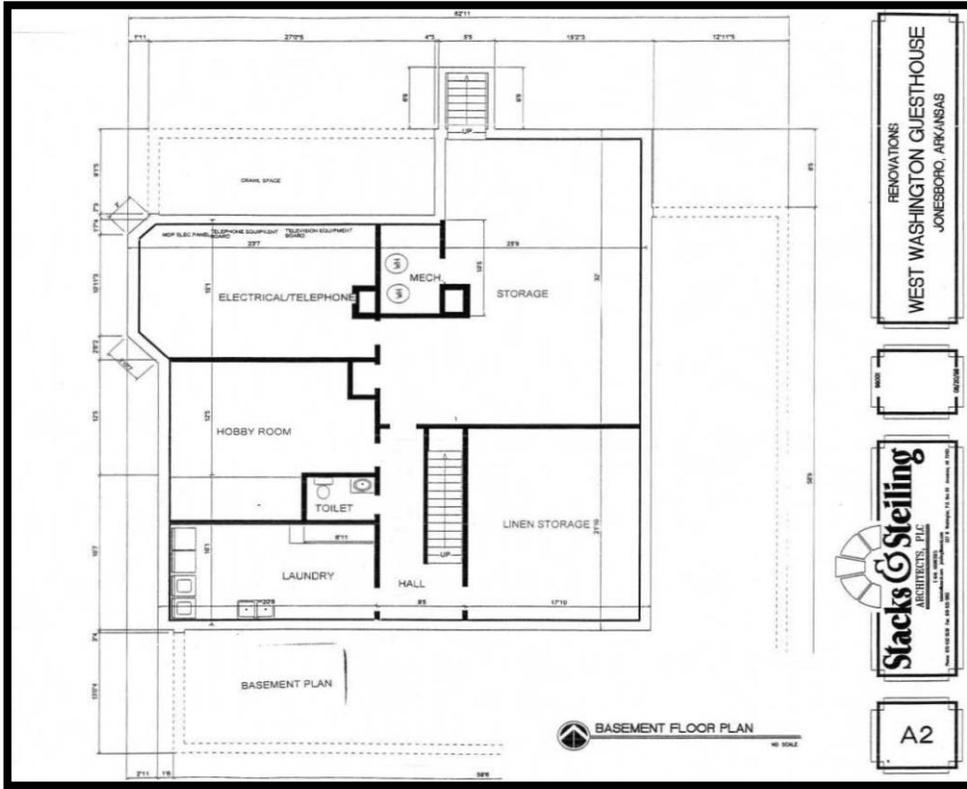
Zoning/Vicinity Map



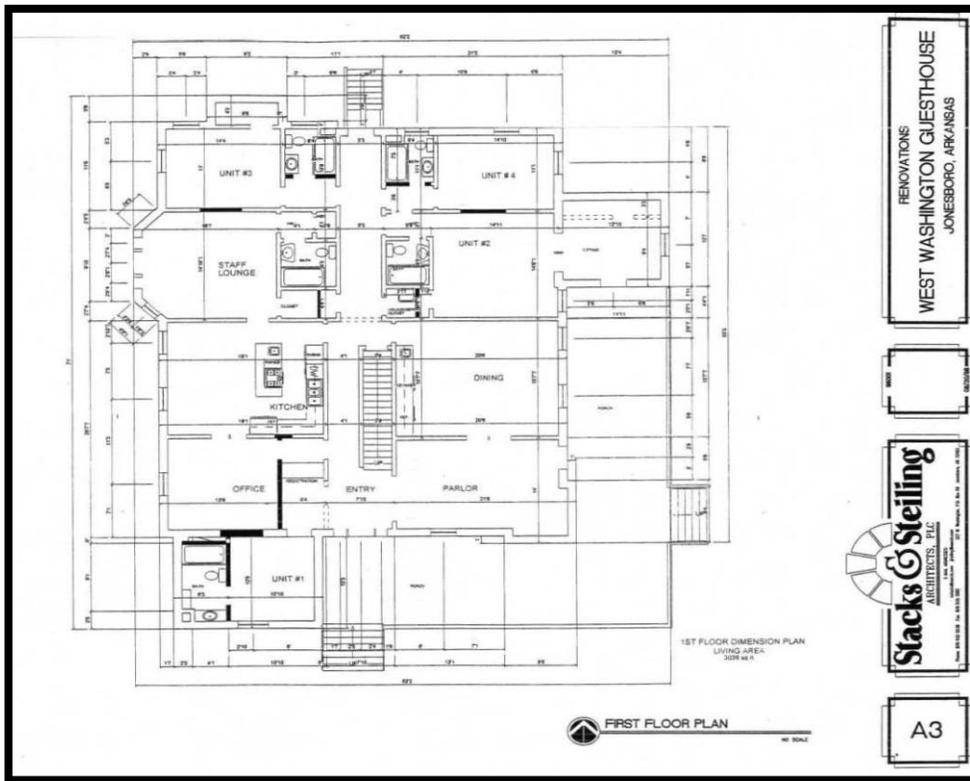
1st/2nd Floor Building Footprint Layout (Source: County Records)



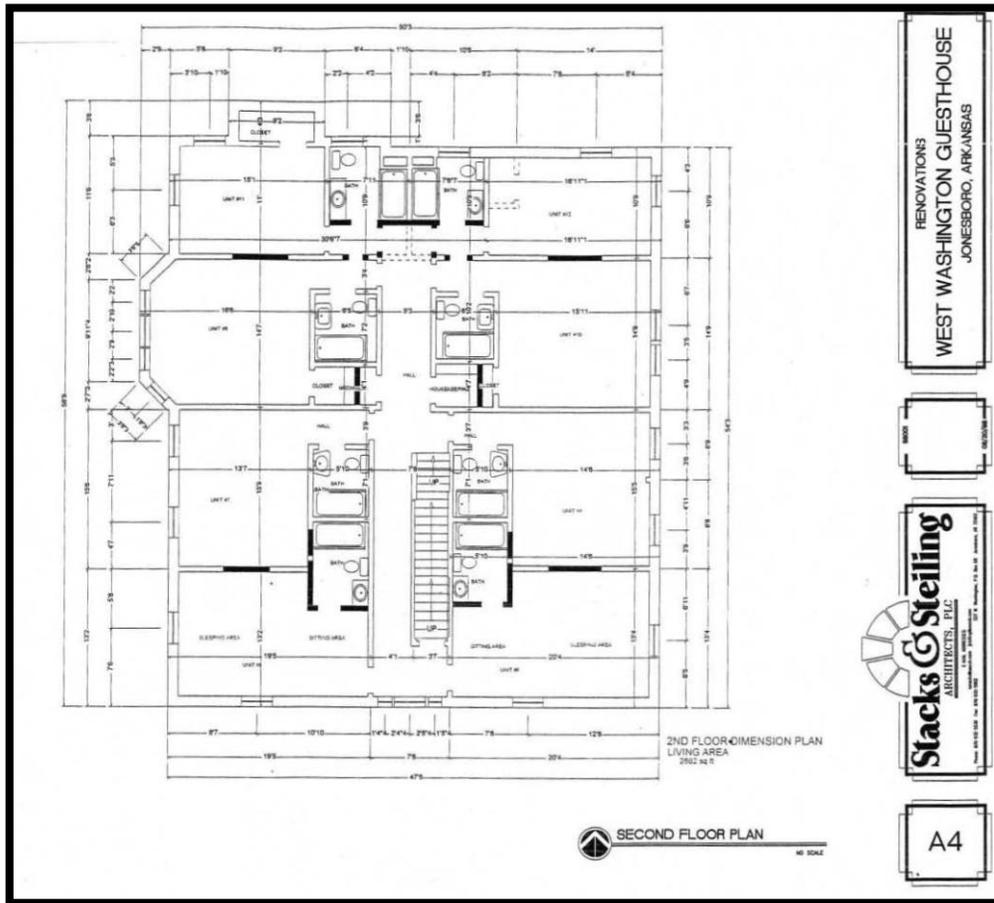
Site Plan



Floor Plan- Basement Level



Floor Plan- First Floor



Floor Plan – Second Floor

Applicant’s Proposal:

The applicants seek to provide a group living facility for women, post-drug rehabilitation or incarceration. The *mission*, as stated within the application, is to provide a safe living environment for women in order for them to reclaim their lives and become happy, healthy, sober and productive members of society. The home is stated to be ideally situated along public transit lines, near support and service venues, as well as the Federal, State and Local Court complexes. Other services dealing with finances, professional dressing, healthy living and eating/gardening, career preparation, etc. will be offered. The home is 350 ft. away from the Jonesboro Justice Complex and within the same block area.

Parking/Access:

The existing home has adequate access, having a circular drive on Flint Street and an entrance point on Washington Ave., with onsite parking supplemented with 8 covered carports in the rear/north. There appears to be no ingress and egress issues, and the internal circulation system seems to be sufficient given the type of use. In review of the site plan above, the owners should have no issues parking approximately 20+ vehicles onsite.

Building/Fire Code Review:

The proposed facility is currently under review by the Chief Building Code Official and Fire Marshal in efforts to assure that the structure will comply with all Building and Fire Code requirements of public safety. The project architect is in the process of satisfying the complete code review analysis.

Zoning Verification (Based on Previous Conditions):

On November 8, 2015 the Planning Department released a zoning verification letter to the ownership (as requested) verifying the current zoning and also options for reuse as follows:

The property located at 534 W. Washington Ave. is zoned "C-2" Downtown Fringe Commercial District and currently is used as a bed-and-breakfast facility. According to the Jonesboro Zoning Ordinance, Title 14, I have determined that a proposed facility providing transitional programs and counseling services for women and children would be a permitted use at this location and within the underlying Zoning District.

The "C-2" Downtown Commercial District is characterized by mixed uses, including offices, services, government facilities, medical and therapeutic care facilities. The existing building structures will have to be reviewed by a licensed architect to assure compliance with any and all City Ordinances and building codes.

Please keep in mind that any improvements to the property or change of use would need City permit approval and will be subject to, and reviewed based on all current City ordinances in the future. Note that this information was based solely on the pretense of this being more or less a care facility from an office perspective.

Reasonable Accommodation (R.A.) Policy Examined:

Jonesboro Code of Ordinances, Sec. 117-2 - Definitions of terms and uses, defines **Group residential** as: *the use of a site for occupancy by groups of more than five persons, not defined as a family. Typical uses include fraternity or sorority houses, dormitories, residence halls, and boarding houses or lodging houses.*

Although a reasonable accommodation (R.A.) request was not asked of the City of Jonesboro, Staff evaluated the proposed use in lieu of factors adopted by Council under Ordinance 11:085, Reasonable Accommodations, and we found that such a R.A. request was not valid when weighed against the factors which must be considered to determine if the need exists. No information regarding disabled individuals to be served was presented.

As a result of the former King's Ranch Judgment, the following types of state-licensed facilities must be permitted as of right in all districts in which single-family residences are permitted:

- a group home for the developmentally disabled with 8 or fewer residents;
- a group home for persons with mental disorders that has 8 or fewer residents; and
- a therapeutic group home for children with 8 or fewer residents.

Any request for reasonable accommodation deemed to be beyond administrative authority shall be processed as a conditional use once the findings of the Ordinance are determined by the Planning Director reflecting such.

Because another transitional home existed in the area within a different "C-2" Zoning District nearby, Staff determined that bringing this matter before the MAPC as a Conditional Use was the most appropriate approach. The City Attorney's office concurred.

The 6,022 Sq. Ft. home, having 13 bedrooms and 13½ baths would not typically be found as a single family residence in most areas of Jonesboro. Based on the proposed use, such a structure, if not used as lodging would be a good fit for group living, if held to strict rules and regulations and a controlled environment at all times.

Conclusion:

Staff finds that the requested Conditional Use: Case 16-04: Reclamation Home, if properly managed and operated could be a good reuse of a preexisting large residential home, previously used as a bed-n-breakfast lodging home, and will promote sound land use planning for the City of Jonesboro.

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

1. Approval of the Reclamation Home shall be subject to a 1-year evaluation of the use by the Planning Department, requiring a status report to the MAPC.
2. The home shall serve up to 20 residents at startup; consideration of an increase to 26 residents may be requested of the MAPC after the 1-year evaluation period ends.
3. A copy of the operational and management plan shall be filed with the permanent records of this case within the Planning Department.
4. No ground monument business type signage shall be permitted; however a small placard sign is allowed.
5. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.
6. The home shall remain residential in character and scale and any major additions to the structure or increase in capacity in the future shall be subject to MAPC approval.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: CU-16-04 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed Group Residential Home will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering, Fire and Inspection Departments in the future.

Site Photographs



Looking East on Flint Street at subject property at 534 W. Washington Ave.



Looking East on W. Washington Ave.



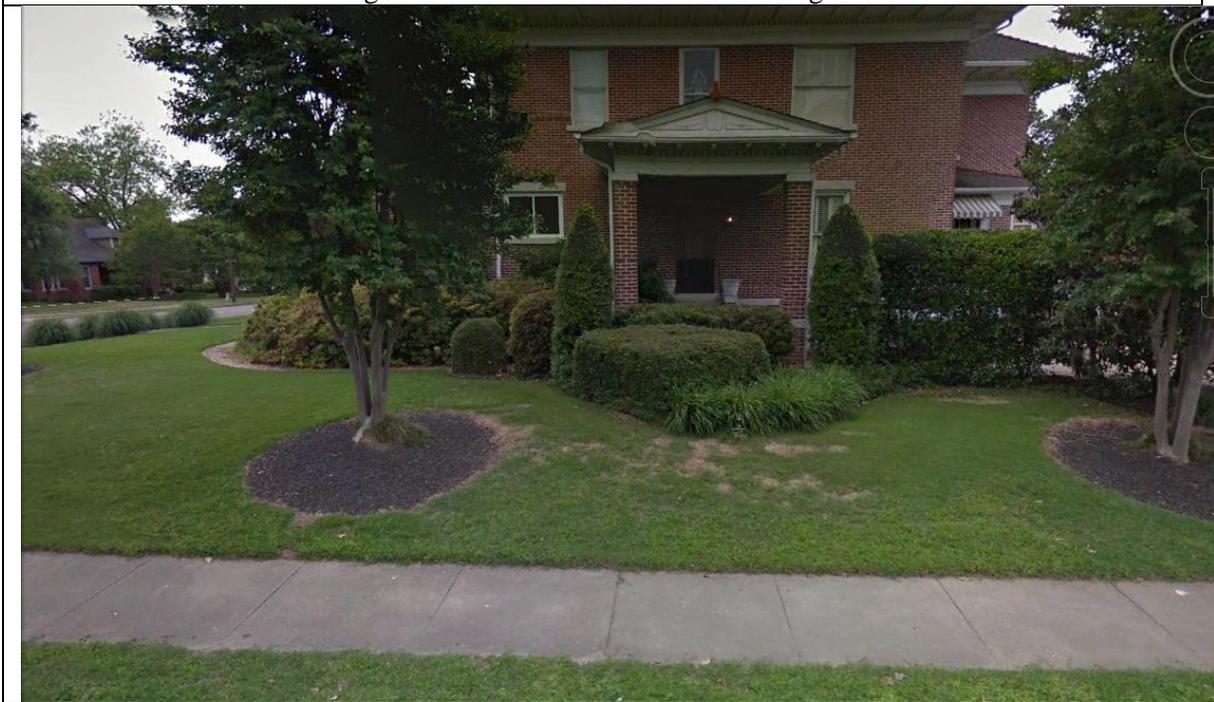
View looking North on Flint Street



Looking south directly across the street from subject property on W. Washington Ave.



Looking south on Flint Street toward Washington Ave.



Looking West on Flint St across the street from 534 W. Washington Ave.



View looking West on Washington Ave. toward Flint Street