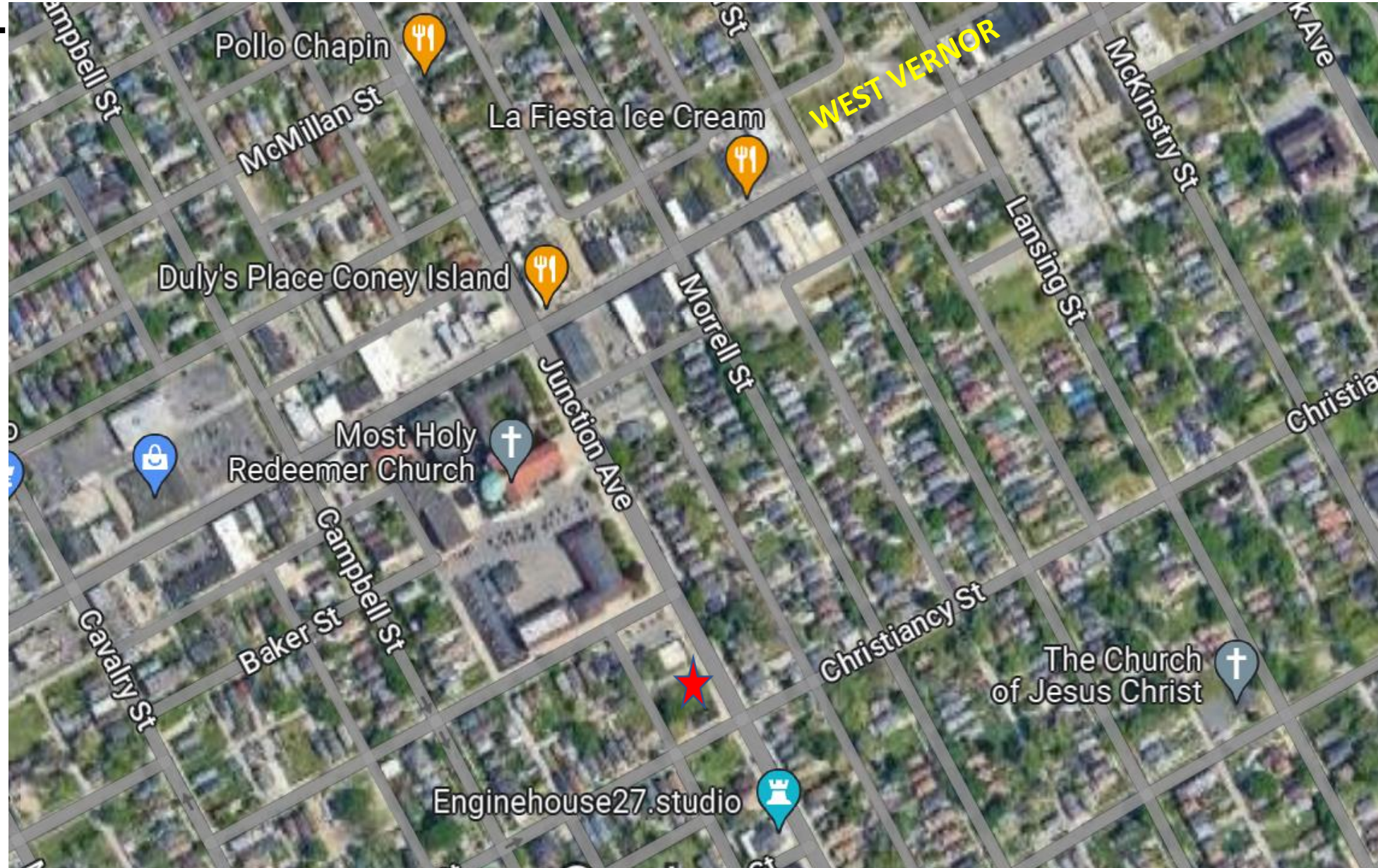


Rezoning Request
Credit Union ONE
Junction Avenue between
Eldred & Christiancy Streets

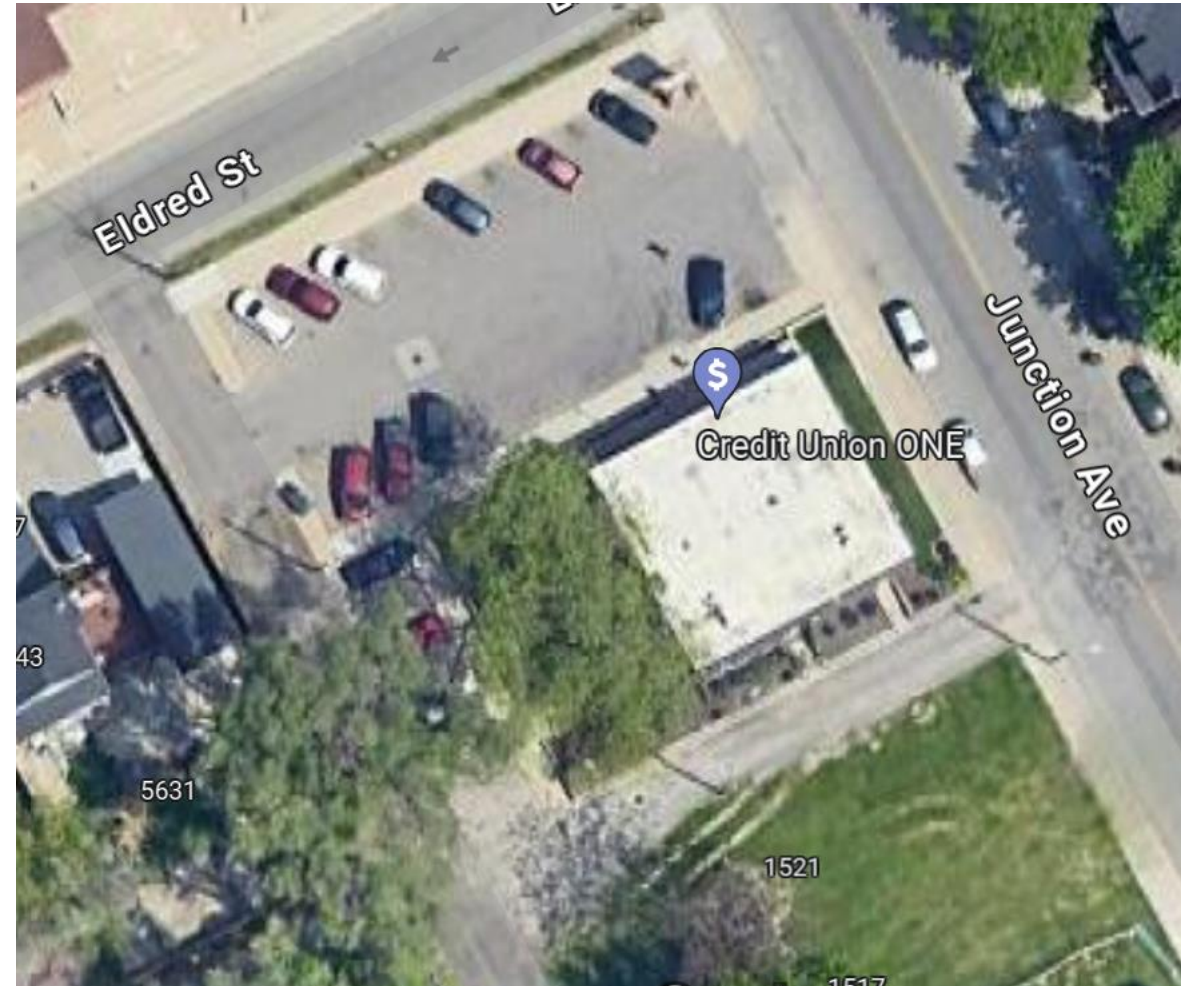
June 6, 2024

LOCATION



BACKGROUND

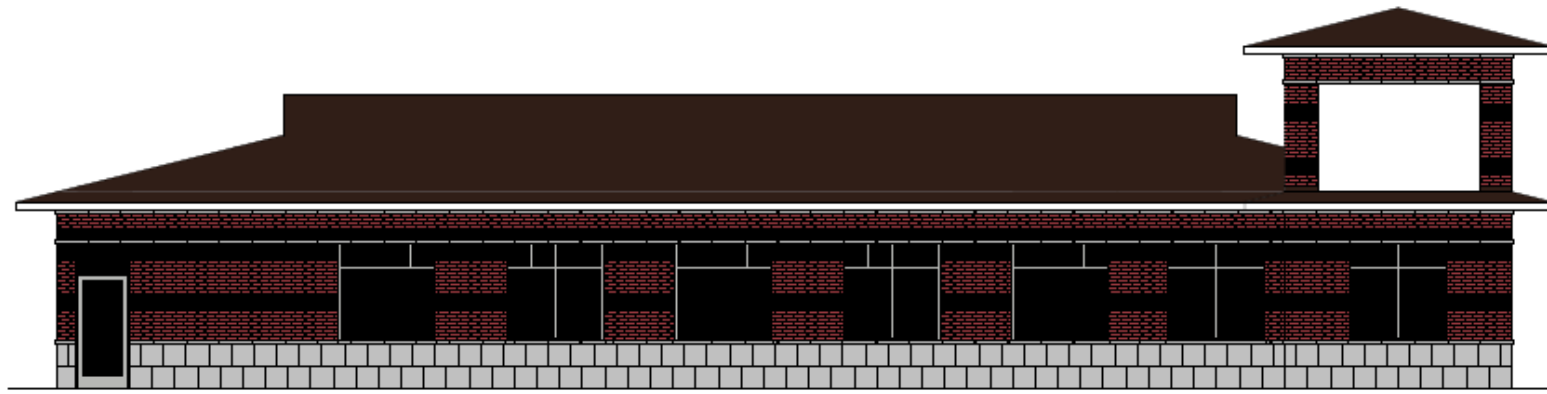
- **Current credit union built 1966 from BZA grant**
- **Land zoned R2**
- **1971 the credit union merged with Credit Union One**



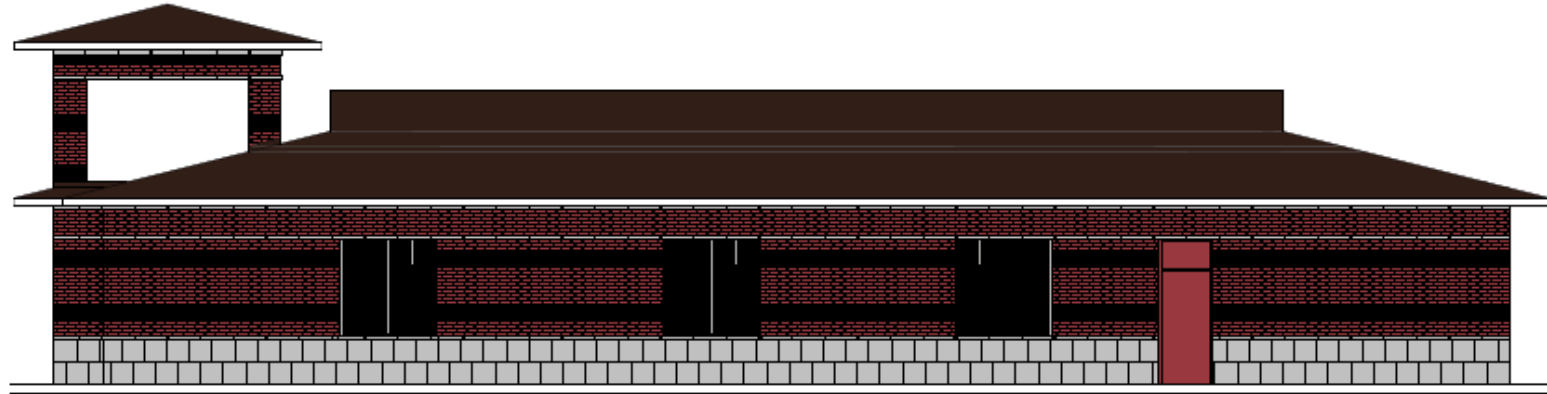
LOCATION

- 9 Lots

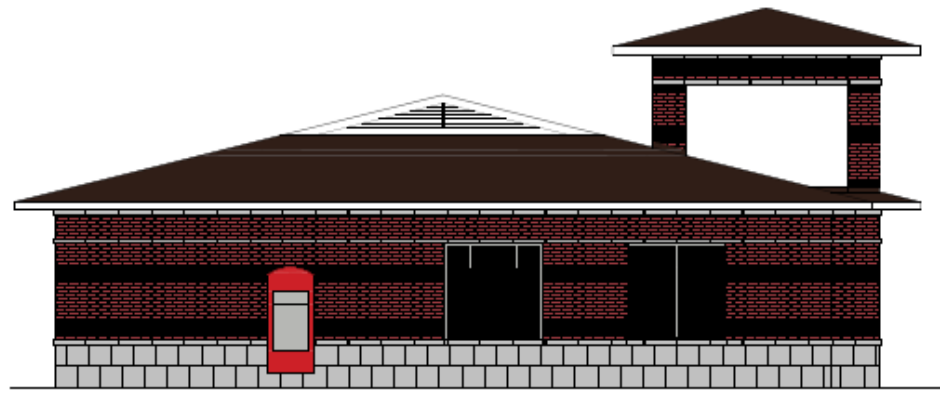




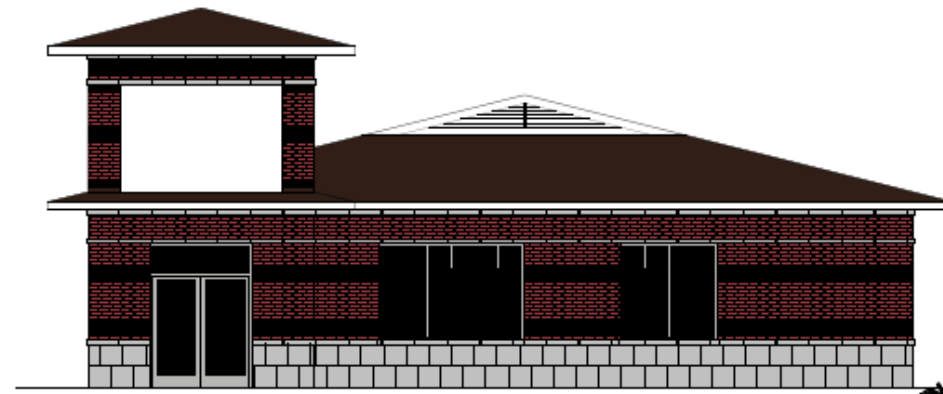
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION



4 NORTH ELEVATION

MAY 16th PUBLIC HEARING & COMMUNITY OUTREACH

- **Community outreach prior to the hearing**
- **No comments from the public**
- **1 email in support – Deb & Steve Sumner**

Analysis: Banks in the Land Use Table

Sec. 50-12-70. Retail sales and service, service-oriented.

Regulations regarding service-oriented retail sales and service uses are as follows:

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
		R 1	R 2	R 3	R 4	R 5	R 6	B 1	B 2	B 3	B 4	B 5	B 6	M 1	M 2	M 3	M 4	M 5	P D	P 1	P C	P C A	T M	P R	W 1	M K T	S D 1	S D 2	S D 4	S D 5				
Retail sales and service; service-oriented	Animal-grooming shop								R	R	R	R		R	R	R	R		L				R			R	R	R						<u>Section 50-12-212</u>
	Automated teller machine, without drive-up or drive-through facilities							R	R	R	R	C/R	R	R	R	R	R	R	L			R	R			R	R	R	R					
	Automated teller machine, with drive-up or drive-through facilities							C	C	C	C	R	R	R	R	R	R	R	L			C	R							C	<u>Article XIV, Division 1, Subdivision H; Section 50-11-318</u>			
	Bank, without drive-up or drive-through facilities							R	R	R	R	R	R	R	R	R	R		L			R	R			R	R	R	R					
	Bank, with drive-up or drive-through facilities							C	C	C	C		R	C	R	R	R		L			C	R					R	C	<u>Article XIV, Division 1, Subdivision H; Section 50-11-318</u>				
	Barber or beauty shop							R	R	R	R	R	R	R	R	R	R		L			R	R		C/R	R	R	R					<u>Section 50-12-518</u>	
	Body art facility										C	R	R	R	R	R	R		L				R		R	C			<u>Section 50-12-300</u>					

ANALYSIS - PROPOSED ZONING

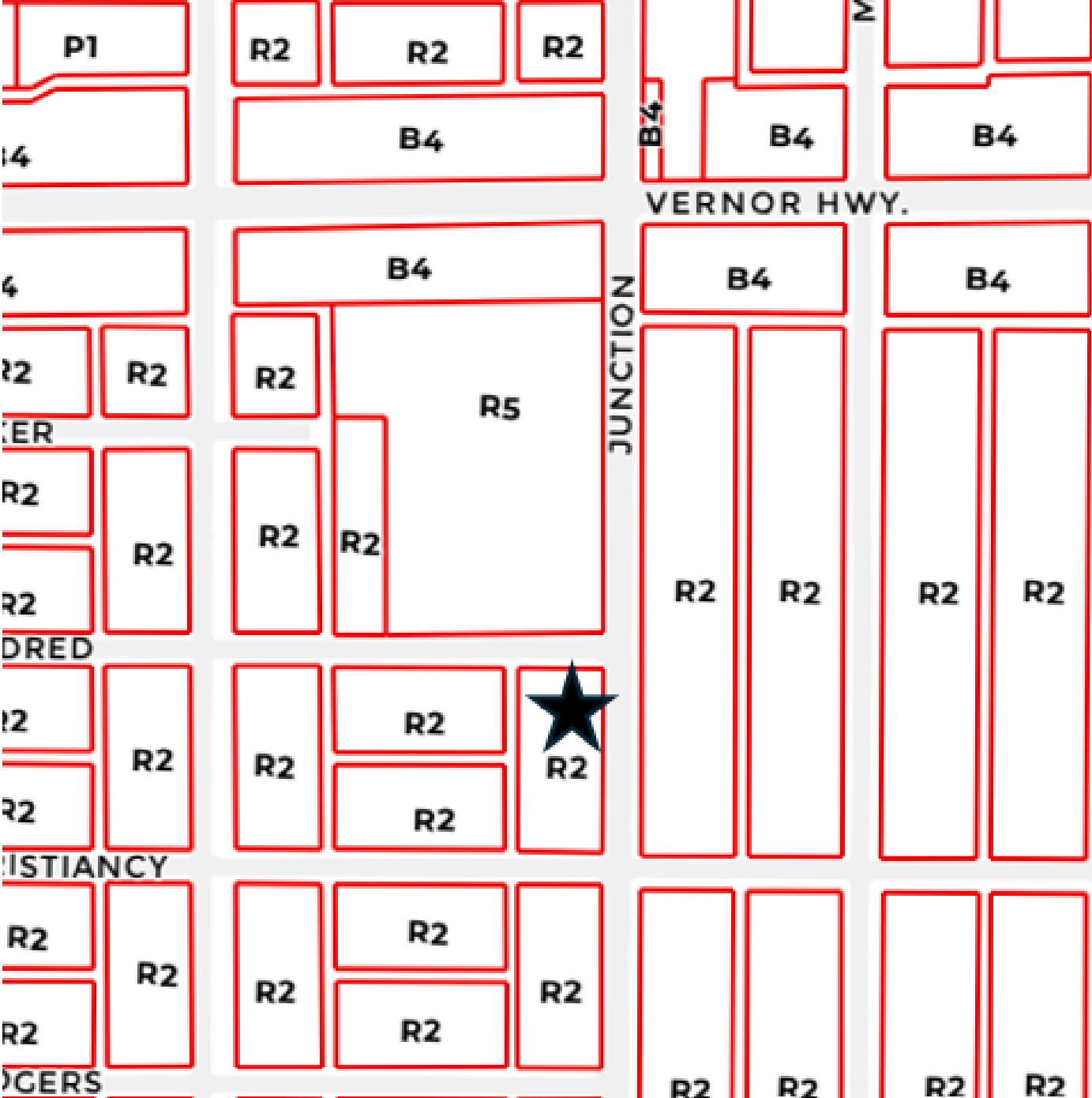
- **B1 Restricted Business District recommended as an option**
- **“The B1 district is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use.”**

COMPARE B1 VS. B2

- **B1 does not allow manufacturing**
- **B1 allows 23 less commercial uses**
 - no retail stores
 - no restaurants
 - no party stores or bars
 - no marijuana uses

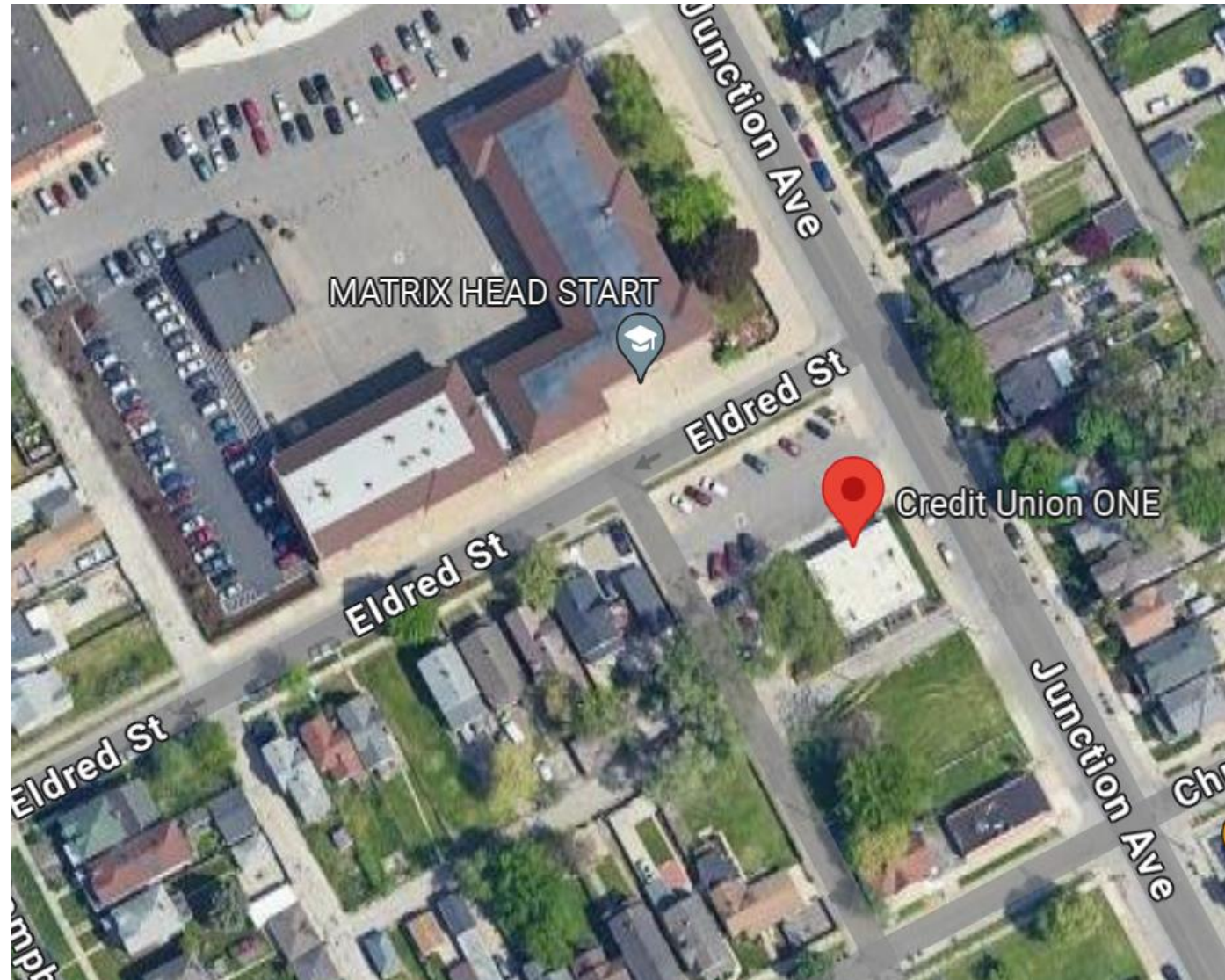
Use Type	B1	B2
Residential	19	21
By-right	8	10
Conditional	11	11
Public, Civic, and Institutional	16	17
By-right	11	12
Conditional	5	5
Retail, Service, and Commercial	23	46
By-right	12	25
Conditional	11	21
Manufacturing and Industrial	0	17
By-right	0	8
Conditional	0	9
Public, Civic and	7	12
By-right	6	7
Conditional	1	5

SURROUNDING ZONING & LAND USE



ANALYSIS - CIRCULATION

- Junction 70 ft wide
- 30 MPH
- Secondary Street
- 1-Way Streets



TRAFFIC IMPACT ASSESSMENT

Table 2: Site Trip Generation Summary

Land Use		ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing	Walk - In Bank	911	3,025	SF	367	35	33	68	41	39	80
Proposed	Drive-in Bank	912	4,246	SF	426	33	30	63	45	44	89
Net New Trips					59	-2	-3	-5	4	5	9

6 CONCLUSIONS

The conclusions of this TIA are as follows:

1. The proposed development includes construction of a credit union with three (3) drive-thru lanes to replace the existing credit union on the property. The addition of the drive-through facility for this site is not anticipated to significantly increase the volume of trips generated by the development, only redistribute the existing trips from walk-in to drive-through.
2. The proposed development plan will adequately accommodate the projected vehicle queue lengths. In the event the vehicle demands exceed the drive-through capacity, the internal site circulation has adequate space to accommodate the additional vehicle storage on-site, without impacting the adjacent street operations along Junction Avenue.

IMPACT ON SURROUNDING COMMUNITY



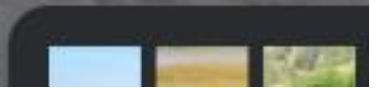






people

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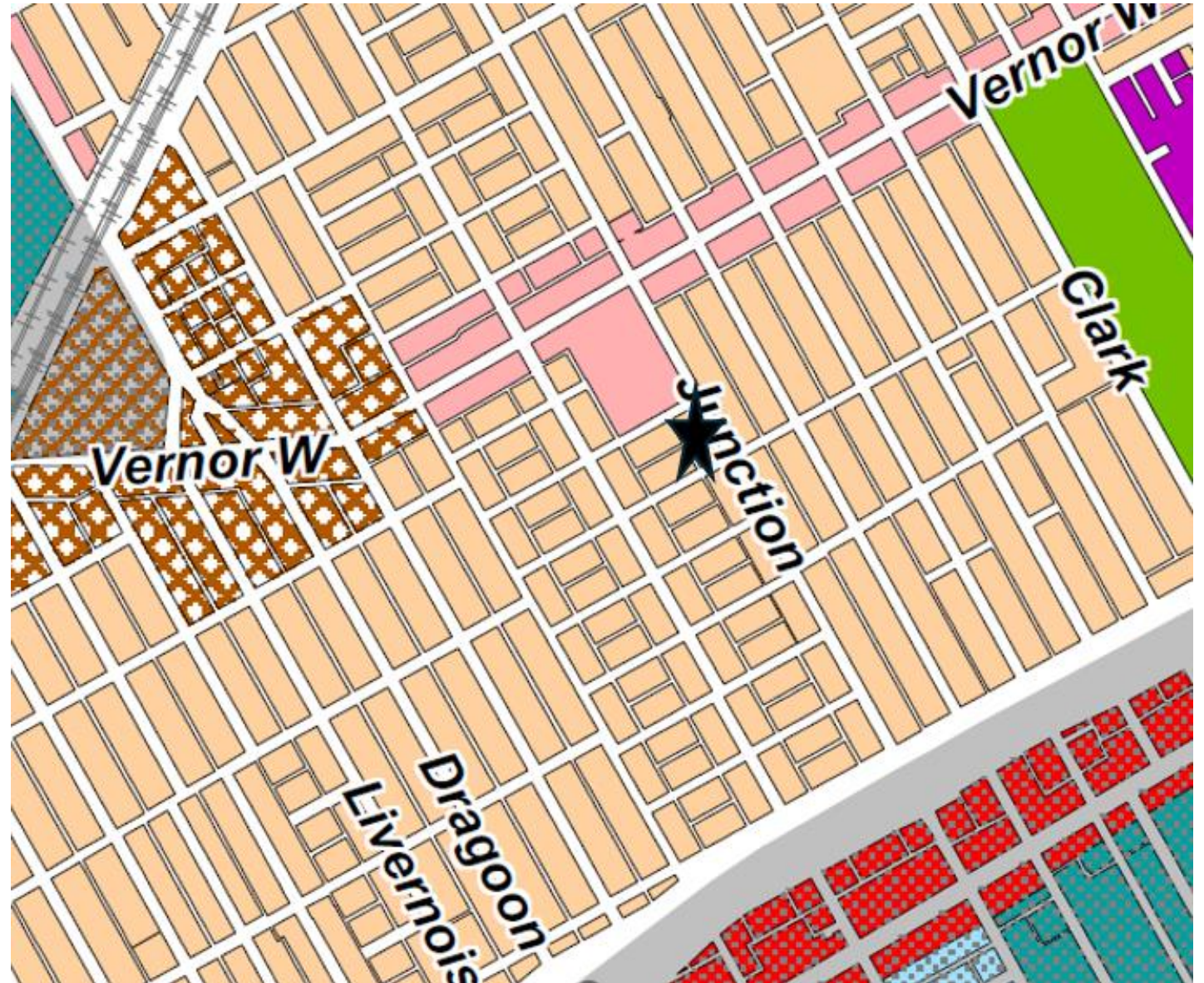


MASTER PLAN

Vernor/Junction
Area

Neighborhood
Cluster 5

Low Medium
Density
Residential



SEC 50-3-70 EIGHT REZONING CRITERIA

- **A credit union has been at the site since 1966**
- **The credit union would like to remain in the community & to build a new building to better serve the community**
- **Generally consistent with Master Plan**

SEC 50-3-70 EIGHT REZONING CRITERIA

- **R5 & B4 to the north**
- **B1 is a designed as a controlled transition from residential to commercial**
- **Junction is a busier street – primarily residential with some commercial uses dotting the corridor**

RECOMMENDATION

- **CPC staff recommends approval**
- **In addition, CPC staff recommends the CPC ask DPW to study whether on-street parking on the west side of Junction between the two new curb cuts should be prohibited to improve visibility for cars exiting the site**