

*City of Jonesboro Planning Commission
Staff Report – CU 16-15– 210 Cate Street
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on August 9, 2016*

REQUEST: Applicant proposes to operate a barbershop and clothing retail store within an I-1 lot, as allowed under the Conditional Use review process before the MAPC.

APPLICANT: Christopher B. Posey, 5609 Croleys Ridge, Jonesboro, AR 72401
OWNER: Christopher B. Posey, 210 Cate Ave., Jonesboro, AR 72401

LOCATION: 210 Cate Ave. , Jonesboro, AR

SITE DESCRIPTION: Tract Size: +/- 0.38 Acres
Frontage: Around 165 Feet Along Cate Ave.
Topography: Flat
Existing Development: Commercial Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial/Railroad
South:	C-1	Undeveloped
East:	I-1	Industrial Building
West:	I-1	Parking lot

HISTORY: Has been industrial for a while. Current building has been there for sometime.

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 applicant wants to open a barbershop and clothing retail store at the proposed location. They feel the C-1 zoning conforms to the neighboring properties. They request the approval of this conditional use on the basis of compatibility with the existing neighborhood.

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, the owners shall submit a final site plan subject to MAPC approval.
2. All future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to place Conditional Use Case CU 16-15 on the table for consideration, as presented for a barbershop and clothing retail shop to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,
The Planning Department

Site Photographs



View looking north



View looking north



View looking south



View looking east



View looking west



View at the intersection of Cate and East Street



View on the other side of Cate Street



View on East Street, Across from Cate Street



Parking lot across the street