

*City of Jonesboro Planning Commission
Staff Report – CU 18-07 102 S. Culberhouse
Municipal Center Building – 300 S. Church St.
For Consideration by Planning Commission on September 11, 2018*

REQUEST: Applicant proposes to reuse an existing storage building and convert it into a multipurpose rental facility under the I-1 Industrial District, by submitting a Conditional Use application.

APPLICANT:

OWNER: Jose R. Munoz, 808 N. Culberhouse, Jonesboro, AR

LOCATION: 102 S. Culberhouse, Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	0.94 Acres +/-
Frontage:	209' along South Culberhouse and 208' on McClure St.
Topography:	Flat
Existing:	Storage Building (1/2 of parking lot completed)

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Railroad
South:	I-1	Industrial
East:	I-1	Industrial
West:	I-1	Industrial

HISTORY: Recent Storage Building construction.

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 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

Findings:

The new principle structure has a floor area of 4,576 sq. ft. The applicant proposes to gain MAPC approval to allow the existing storage building to be converted into a rental facility to host multi-purpose events such as weddings, baby showers, luncheons, etc. The general area/neighborhood has a mixture of homes and industrial buildings scarcely situated near the proposed site. A rail yard is situated just north of this area.

The applicant has submitted architectural code review drawings for the use change. The applicant would like to host events that may extend past business hours of 9:00 PM, requiring such events to have hired security. Consideration should be taken into account that residential uses (although non-conforming) will still exist adjacent to the site. The noise and nuisance issue should be addressed by the applicant to assure that the residents are not adversely impacted. Staff also has concerns that the originally designed parking lot was approved but not totally completed as

depicted in the aerial view above. Some commitment on improving the rear parking area should be made to the MAPC to allow for potential overflow parking needs in the future.

This was approved 01/08/2013 for Conditional Use with these notes "Applicant: Mr. & Mrs. Munoz requested approval for a rental hall for birthday parties, baby showers, etc. Mr. Spriggs gave Staff Summary Comments. The architect has submitted drawings for the permit submission. Fire Department stated concerns of whether the building has to contain a sprinkler. The architect must verify that condition. The conditions for the approval were read. Mr. Spriggs commented on the parking issue, in the event overflow parking would be needed. A one-year MAPC review was recommended to evaluate the parking and use impacts. One condition was noted; proposing that the entertainment be interior/inside only as suggested by Mr. Kelton. A motion was made by Jim Scurlock, seconded by Kim Elmore, that this matter be approved. The motion PASSED by a unanimous vote." Nothing was done on this property and the year status is gone as per the stipulations that was on the previous case CU 12-16

Conclusion:

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

1. That upon issuance of the Conditional Use Approval, all future alterations to the structure shall be subject to Planning Dept. approval in the future.
2. A final site plan illustrating compliance with site requirements for parking, parking lot, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment.
3. That prior to any issuance of Certificate of Occupancy, Permission from the Fire Department on all aspects of Safety shall be signed off on.
4. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
5. Final Occupancy shall be achieved within a one-year time limit.
6. Business hours shall be limited to a closing time at 1:00 AM, as approved by the MAPC.

Respectfully Submitted for Commission Consideration,
Planning and Zoning Department

Sample Motion:

I move to approve Conditional Use Case CU 18:105, as presented for a multi-purpose rental facility 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 1-4 as recommended by the Planning Staff.



View looking west at project location on S. Culberhouse



View looking south on Culberhouse



View looking south on Culberhouse