

*City of Jonesboro Planning Commission
Staff Report – CU 19-05 621 Gordon Street
Municipal Center Building – 300 S. Church St.
For Consideration by Planning Commission on June 11, 2019*

REQUEST: Applicant proposes to reuse an existing commercial building and open an Automotive Repair Shop under the I-1 Industrial District, by submitting a Conditional Use application.

APPLICANT: Jonathan A. Harris, 713 Mamie Cove, Jonesboro, AR 72401
OWNER: Terry Massey, 621 Gordon Street, Jonesboro, AR 72401

LOCATION: 621 Gordon Street, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 0.24 Acres +/-
Frontage: 140' along Gordon Street and 75' on Pershing Street
Topography: Flat
Existing: 3 Car Garage Commercial Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	Arkansas Glass Building
South:	I-2	Empty Lot and Buildings
East:	I-2	Parking Lot
West:	I-2	Industrial - Sewer Business

HISTORY: Service Repair Garage, Massey Ref and Air Conditioner

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 2,664 sq. ft. The applicant proposes to gain MAPC approval to allow the existing building to be used as an Automotive Repair Shop. The general area are mainly businesses and industrial buildings scarcely situated near the proposed site.

To minimize adverse impacts on neighboring properties and the environment. They are going to be using Crystal Clean, LLC to dispose of our used antifreeze and Integrity Environmental to dispose of their used oil.



Conclusion:

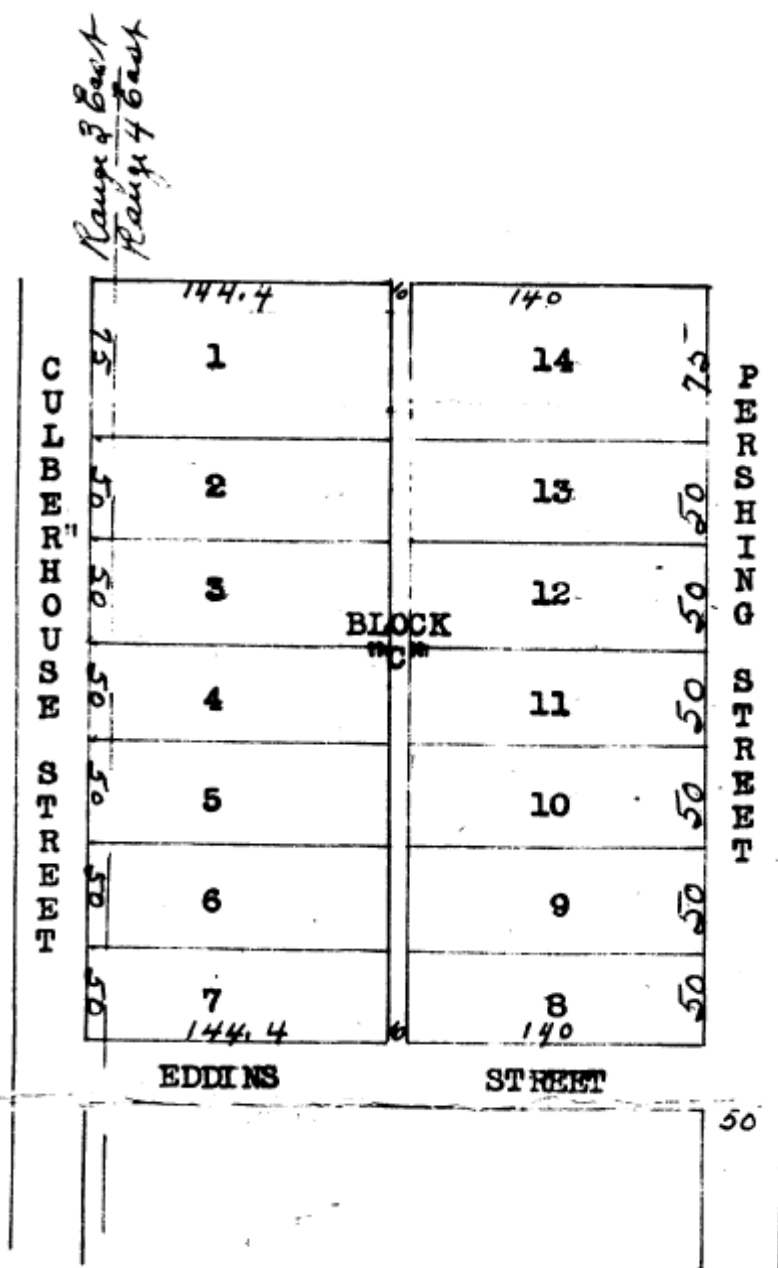
MAPC should consider the following conditions if the request is granted in full based on the Conditional Use:

1. That upon issuance of the Conditional Use Approval of conducting an Automotive Repair Shop at this location, 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.

Respectfully Submitted for Commission Consideration,
Planning and Zoning Department

Sample Motion:

I move to approve Conditional Use Case CU 19:05, as presented for an Automotive Repair Shop 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 1-5 as recommended by the Planning Staff.



Plat showing Block "C" of Fairgrounds Addition to the City of Jonesboro, Arkansas, being a part of the Southwest quarter of the Northwest quarter of Sec. 18 Twp. 14 N.R. 4 East, and a part of the Southeast quarter of the Northeast quarter of Sec. 13 Twp. 14 N.R. 3 East.

