

**Packet of Information  
Presented to  
Jonesboro City Council  
January 17, 2017  
Appeal Hearing of Conditional Use Permit  
Unanimously Granted to Chris Kidd  
for Self Service Laundromat by MAPC**

**Staff Report for MAPC**  
**October 11, 2016**  
**CU 16-17**



*City of Jonesboro Planning Commission*  
**Staff Report – CU 16-17, 2404 East Matthews**  
 300 S. Church Street/Municipal Center  
*For Consideration by Planning Commission on October 11, 2016*

**REQUEST:** Applicant proposes a Conditional Use to allow for a self-service laundry to operate within an I-1 lot.

**APPLICANT OWNER:** Chris Kidd 623 Greene 965 Paragould, AR 72450  
 Burns Finis Revocable Trust 1600 Heern Dr. Jonesboro, AR

**LOCATION:** 2404 East Matthews Jonesboro, AR 72401

**SITE DESCRIPTION:** Tract Size: +/- 0.39 Acres  
 Frontage: Around 120 feet along East Matthews  
 Topography: Flat  
 Existing Development: Undeveloped

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Undeveloped Multifamily
South:	C-3	Developed/Undeveloped General Commercial
East:	I-1	Limited Industrial District
West:	I-1	Limited Industrial District

**HISTORY:**

**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)

## Aerial View/Zoning Map

### **Applicant's Proposal:**

The property is located in an area surrounded by Commercial and Industrial properties, zoned as I-1 Limited Industrial District. While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. Staff anticipates no issues with this application and feels confident that it will meet all other requirements such as setback, height and parking lot capacity. The interior refinish work is pending approval by the Chief Building Code official regarding building code and change of use requirements.

### **Conclusion:**

Staff finds that the requested Conditional Use: Case 16-17: Self-service laundry will be a proper fit into the general project vicinity 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. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,  
The Planning Department  
City of Jonesboro, AR

### **Sample Motion:**

I move that we place Case: CU-16-17 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find the proposed self-service laundry 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 and Inspection Departments in the future.



**MAPC Minutes  
October 11, 2016  
(Excerpt)**

This has been pulled from this agenda per the applicant.

[play video](#)

**Attachments:**    [Staff Report](#)  
                          [Application](#)  
                          [Subdivision Plans](#)  
                          [Aerial View of Property](#)  
                          [Aerial View of Surrounding Properties](#)  
                          [Pictures](#)

This was removed from the meeting.

Withdrawn

## **6. Conditional Use**

[play video](#)

Conditional Use: 2404 E. Matthews - Chris Kidd

Chris Kidd is requesting MAPC approval of a Conditional Use for a Self-Service Laundry within the I-1 Industrial District, which is required for retail uses within Section 117-139 of the code. This is located at 2404 E. Matthews.

[play video](#)

**Attachments:**    [Staff Summary](#)  
                          [Application](#)  
                          [Adjoining Property Owner Notifications](#)  
                          [Aerial View](#)  
                          [Letter from Kathy Stallings Buchanan](#)  
                          [Letter](#)  
                          [Site Plan](#)

**APPLICANT:** Mr. Chris Kidd requested MAPC approval of a Conditional Use for a self-service laundry within the I-1 Industrial District. The applicant would like to build this at 2402 East Matthews.

**AUDIENCE:** Mr. Harold Carter was at the meeting to voice his concern regarding this request. He was concerned about how this development would increase crime in the area and the lack of sidewalks and cross walks in the area. He is concerned about people walking down Matthews and trying to cross the street to get to this laundry service. He requested they require the developer to put in a cross walk across Matthews.

Ms. Cathy Buchannan was also at the meeting to voice her concerns regarding this request. She was concerned with crime, parking, lighting and the lack of a full time attendant at the facility. She asked the MAPC not to allow them to be open 24 hours a day. She also wants a worker there all the time.

**APPLICANT:** Mr. Kidd said this was a significant investment for him and one

that he will protect. He will not tolerate crime happening at this location. He will have plenty of lighting on the property. He said he would like to eventually have an employee at the location but would not promise that until after he see how successful the business will be. He said that the business would not be open 24 hours a day. They would like to be open from 6 a.m. to 10 p.m. He would like to get approval to operate from 6 a.m. to 11 p.m. He will install cameras and a security system on the property.

STAFF: Mr. Derrel Smith explained to the Board that they could attach any conditions to this request that they deemed necessary such as hours of operation and lighting.

COMMISSION: Mr. Perkins asked Mr. Kidd to address the issue of parking.

APPLICANT: He said that they were going to put in the amount of parking that is required by city code. He would be agreeable to all of MS. Buchannan's concerns with the exception of the full time employee at the location.

COMMISSION: Mr. Kelton asked how many units they would have in the building for washing and drying.

APPLICANT: Mr. Kidd said 28 washers and 32 dryers.

COMMISSION: Mr. Perkins asked if someone would be there to open and close the business. Mr. Kidd said he could not promise anyone would be there. He could not commit to having a full time employee there all the time.

APPLICANT: Ms. Kidd said that she would be the attendant for the first few months. The intention is to have someone there full time but that will depend on how well the business operates.

COMMISSION: Mr. Scurlock suggested they give the applicant a one year check up and then have the applicant come back before the Board for approval again.

APPLICANT: Mr. Kidd did not like this idea. He was concerned with making this investment and then the Board revoking his conditional use in one year. That leaves him open to losing his entire investment after one year.

COMMISSION: Mr. Perkins and Mr. Reece said the Board should approve or deny the request at that meeting and avoid having the applicant come back within one year.

The Board decided to vote on the conditional use. They voted on the approval of the conditional use with several conditions attached.

A motion was made by Jerry Reece, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

## 7. Rezoning

**Pictures of  
Surrounding Businesses**





FOR  
LEASE  
873-6050

FOR LEASE  
873-6050





**FOR LEASE**  
**870-972-0050**

**Flash Staffing**  
870-972-0050

Flash Staffing







Second Home Stoppes

Second Home Stoppes

No Left Turn





**1** CREATIVE CONCEPTS

T-SHIRTS - SIGNS - BANNERS





**CINQUEVECECHI'S**  
Pizzeria & Italian Restaurant  
1000 W. 10th St. - Suite 100  
Grand Rapids, MI 49503  
616-233-1111

**The R report's Gallery**  
ART & DESIGN

**PIZZA CHEF**





**PIZZA CHEF**

PIZZA CHEF

DELIVERY  
931-0109

FANS







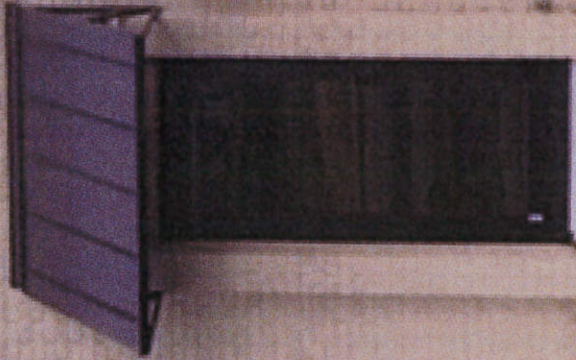
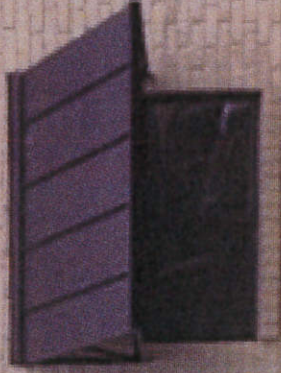


Have Progress Plans?  
E12



# STALLINGS SQUARE 2414

<b>HQ</b> HEAD QUARTERS FAMILY CARE CENTER	<b>FOR RENT</b> Call 870-219-6656
Multi-Mission Landmines MDDA CCC SEP Speech Therapist	<b>THE GUN SHOP</b>









**Photos of  
Actual and Conceptual  
Self Serve Laundromats**



24-Hour Service

NEA COIN LAUNDRY

NEA COIN LAUNDRY











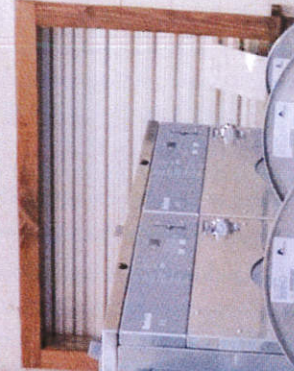


# NEA COIN LAUNDRY

OFFICE

NEA COIN LAUNDRY  
24 HOURS A DAY  
7 DAYS A WEEK  
FOR RENT BY DAY

NEA COIN LAUNDRY  
24 HOURS A DAY  
7 DAYS A WEEK  
FOR RENT BY DAY

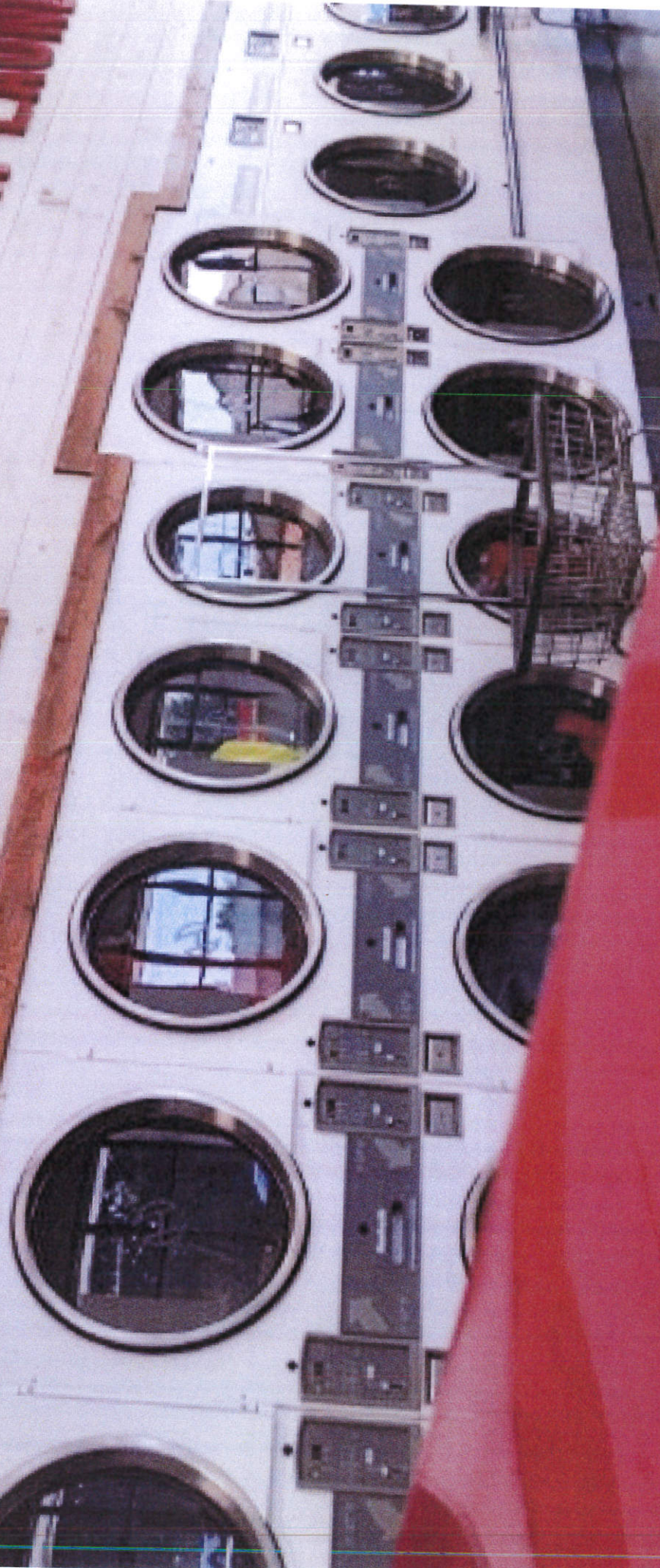




NEA COTON LAUNDRY

Washing & Drying  
of all kinds of  
laundry  
at 100° F.

Fastest drying

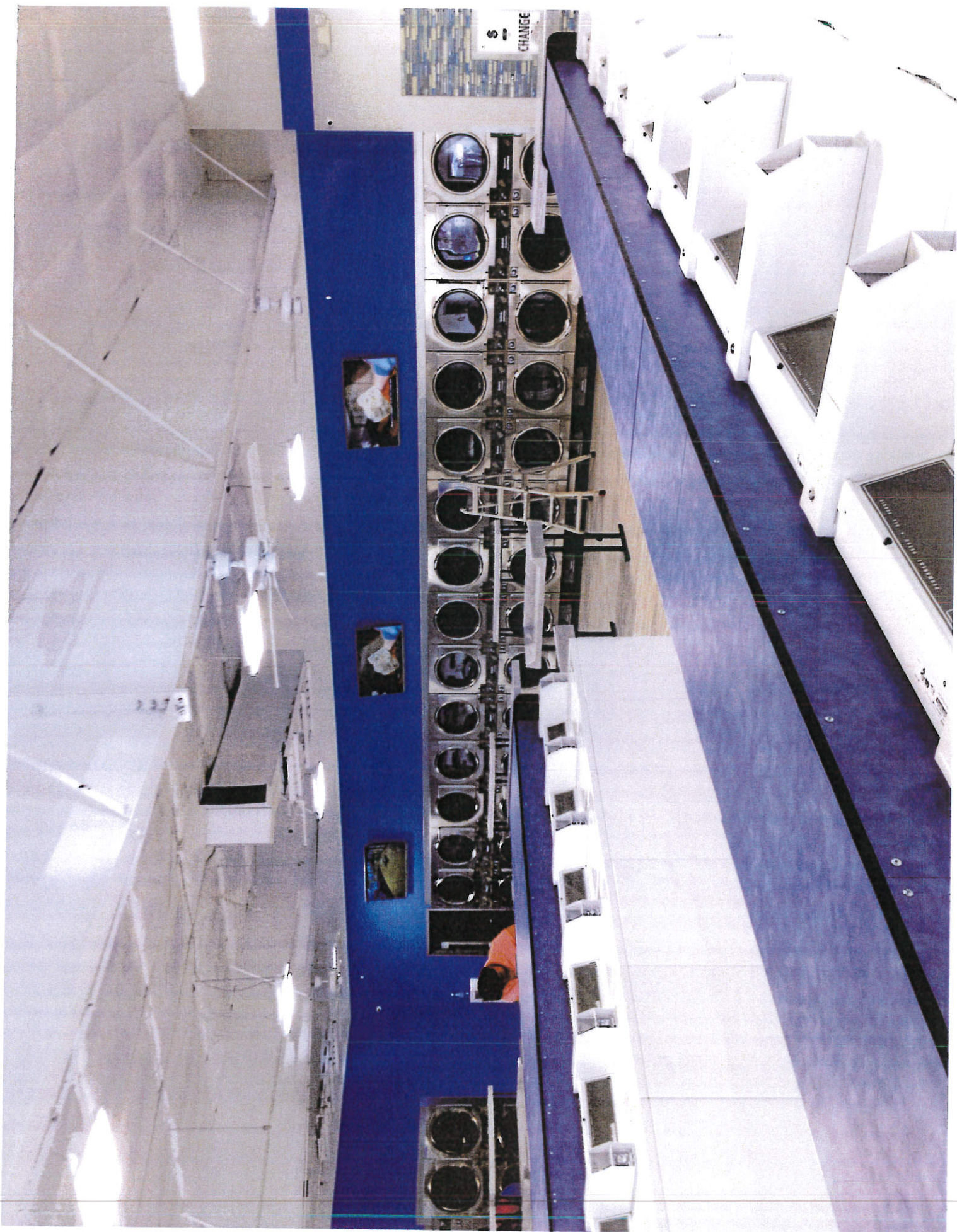


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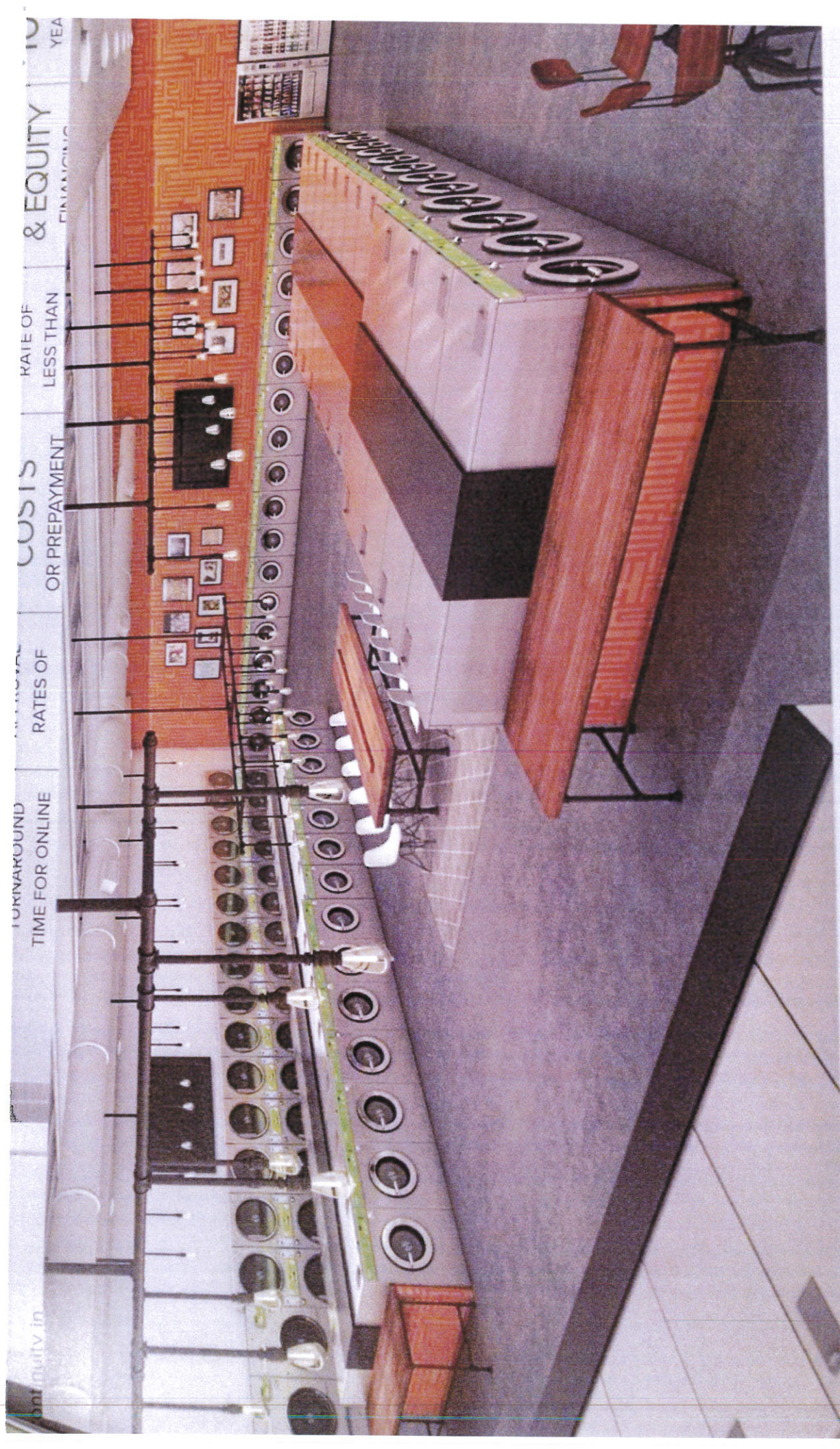












# CITRON

A witty mix of style and texture, plus a daring splash of color — this, to us, is true expression. It's a look that allows you to your own unique, contemporary character in memorable, invigorating ways. Be bold with CITRON control panels, and create your space with designs as creative as you. Then, be prepared to minimize your utility costs and maximize your revenue game-changing, performance-based features. With Huebsch<sup>®</sup>, you can add a burst of color — and create a surge in your

...and maximize your space with Huebsch.



unique goals.  
and continuity in

24 HOUR  
TURNAROUND  
TIME FOR ONLINE  
APPLICATIONS

LOAN  
APPROVAL  
RATES OF

NO HIDDEN  
COSTS  
OR PREPAYMENT

ACQUISITION  
& EQUITY  
FINANCING

100  
YEARS

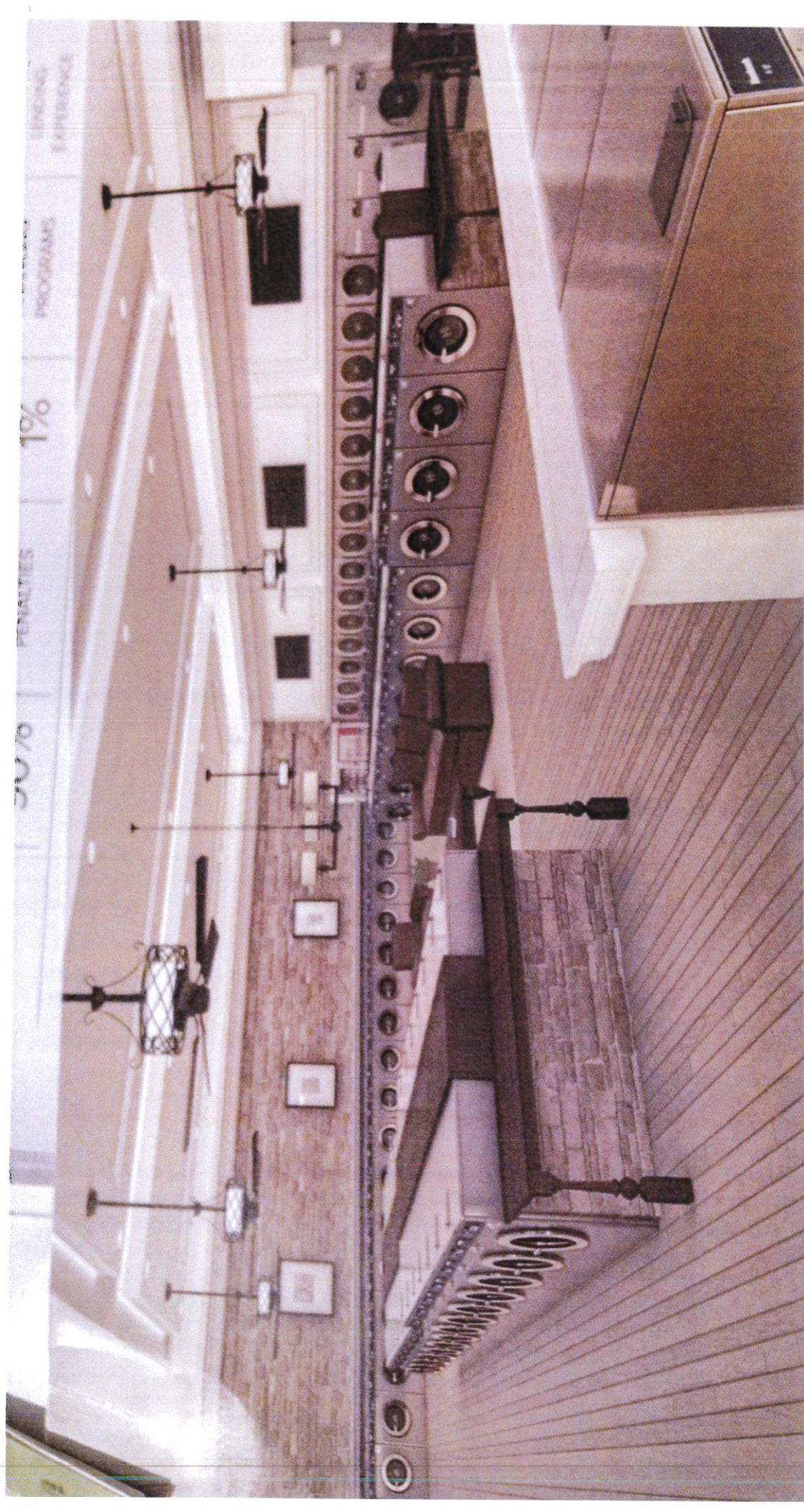


# CITYSCAPE

Clean lines, streamlined design and dramatic contrast come together in this modern expression. Refresh, enhance and expand your space by selecting contemporary lighting that complements the chrome accents and vivid hints of color on our CITYSCAPE control panels. Define your space as your own, and take charge of your revenue with innovative Huebsch® Galaxy™ 600 controls that help you save and make more money.

See how Huebsch equipment fits into your cosmopolitan aesthetic at [Huebsch.com/Vend](http://Huebsch.com/Vend).





# SLATE

Nuanced neutrals and classic inspiration have come together in a design so dignified that it will make even the most refined designers swoon. Halo door rings and polished chrome handles, in addition to **SLATE** control panels, bring quality and dimension to your space. With this look, there's no brand more welcoming or more comforting than Huebsch®. Imagine the ways you'll make your own, and envision the unbelievable revenue-generating and money-saving possibilities you'll gain with Galaxy™ 600 control

Visit [Huebsch.com/Vend](http://Huebsch.com/Vend) to add tasteful touches to your laundromat with Huebsch.



**Email Exchange with  
Derrel Smith, City Planner**

## Don Parker

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**From:** Derrel Smith <derrel.smith@jonesboro.org>  
**Sent:** Thursday, January 12, 2017 11:25 AM  
**To:** Don Parker  
**Subject:** RE: Phone conversation about Kidd CUP

Don,  
After watching the video of the MAPC meeting here is what I wrote down as the conditions for the CUP. This motion was made by Jerry Reese after discussion with MAPC members about what they wanted to see as conditions of operation.

- Adequate Lighting for the property. (This would be considered with the site plan)
- Hours of operation will be 6 am till 10 pm (doors locked) patrons must be out by 11 pm
- Meet all City Codes.

Discussion was about having an attendant at the facility but was never placed as a condition of approval.

Hope this clears thing up.

### ***Derrel Smith***

Director of Planning  
City of Jonesboro  
300 S. Church  
Jonesboro, AR 72401  
derrel.smith@jonesboro.org  
870-932-0406



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**From:** Don Parker [mailto:dparker@phbfirm.com]  
**Sent:** Thursday, January 12, 2017 11:20 AM  
**To:** Derrel Smith <derrel.smith@jonesboro.org>  
**Subject:** FW: Phone conversation about Kidd CUP

Derrel,

I cannot find where you sent me a list of the conditions that you referred to in your email below. If you have sent them, my apologies. If not, could you send those to me today?

Thanks.

Don

Donald L. Parker II  
Parker Hurst & Burnett, PLC  
3000 Browns Lane  
P.O. Box 1733  
Jonesboro, AR 72403  
Email: [dparker@phbfirm.com](mailto:dparker@phbfirm.com)  
Direct: 870-268-7601  
Fax: 870-268-7607

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**From:** Derrel Smith [<mailto:derrel.smith@jonesboro.org>]  
**Sent:** Friday, November 18, 2016 8:43 AM  
**To:** Don Parker <[dparker@phbfirm.com](mailto:dparker@phbfirm.com)>  
**Cc:** Carol Duncan <[CDuncan@jonesboro.org](mailto:CDuncan@jonesboro.org)>  
**Subject:** Phone conversation about Kidd CUP

Don,  
This is confirming our conversation about the conditional use permit for Mr. Kidd and the Laundry Mat he is proposing to build on Matthews. I have read the ordinance about the submittal procedure and it clearly states that the application be signed by the property owner. I checking with my staff about how the procedure for a CUP is processed they have not required the owner of the property to sign the application if they knew the property was under contract with a condition that the property be changed by a vote of the MAPC. That procedure is being fixed to comply with the city code.

After speaking with Carol Duncan we agreed that if you will provide a copy of the Land Sale Contract with the date of execution, and an Affidavit from the owner stating they were aware of the CUP application, that should be sufficient to present at the City Council meeting where this item is being appealed.

I will send you a updated list of conditions after we get them from the video. If you have any additional questions, please feel free to contact me.

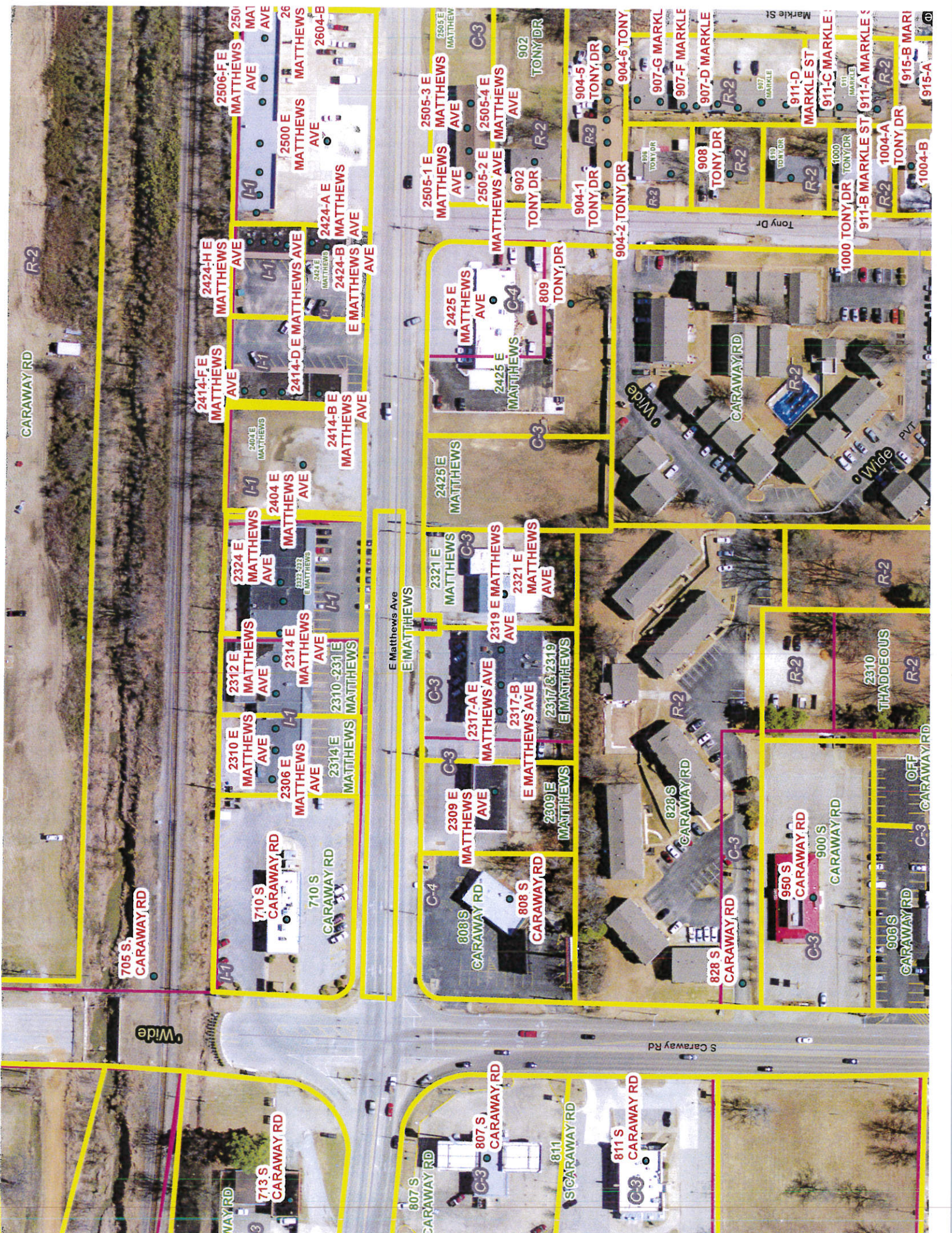
## ***Derrel Smith***

Director of Planning  
City of Jonesboro  
300 S. Church  
Jonesboro, AR 72401  
[derrel.smith@jonesboro.org](mailto:derrel.smith@jonesboro.org)  
870-932-0406



**Zoning Map  
East Matthews**





CARAWAY RD

R-2

705 S  
CARAWAY RD

713 S  
CARAWAY RD

710 S  
CARAWAY RD

710 S  
CARAWAY RD

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2414-F-E  
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2414-H-E  
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2506-F-E  
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2414-D-E  
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2424-A-E  
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