



*City of Jonesboro Planning Commission  
 Staff Report – CU 13-10 305 Gilbert  
 Huntington Building - 900 W. Monroe  
 For Consideration by Planning Commission on September 10, 2013*

**REQUEST:** Applicant requests MAPC approval of Conditional Use request for a Recycling Facility.

**PURPOSE:** To operate a medical Recycling Facility within an I-2 Industrial District.

**APPLICANT/  
 OWNER:** Dwayne Sharp, 5861 Highway 67 S, Pocahontas, AR 72455  
 S&S Properties, 2211 Twin Oaks, Jonesboro, 72401

**LOCATION:** End of Vance Drive, Lots 6 & 7 of Jonesboro Industrial Mini-Park #2, Jonesboro, AR.

**SITE  
 DESCRIPTION:** Tract Size: 6.011 acres.  
 Frontage: Approx. 447 +/- ft. along Vance Drive  
 Topography: Flat  
 Existing Dvlpmt: Residence within a subdivision

<b>SURROUNDING          CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: I-2	B&C Packaging, Neat Press Works, Oneal Metals
	South: I-2	ASU Tech. Inst.
	East: I-2	Lincoln Building
	West: I-2	Vacant Industrial

**HISTORY:** Jonesboro Industrial Mini-Park #2

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

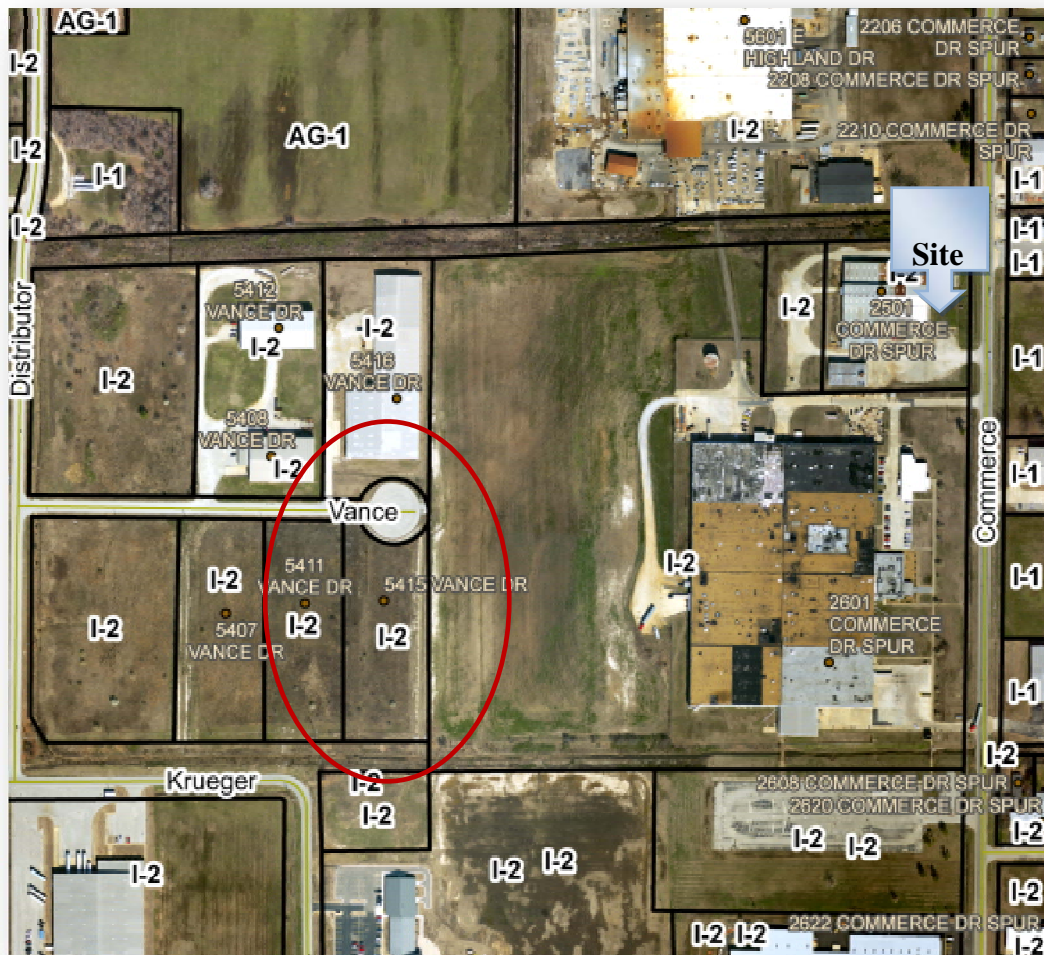
The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Industrial. The general area has been proposed as Heavy Industrial.

**Section 117-199 Procedure for authorizing (Conditional Uses):**

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 Map/ Vicinity Map

**Findings:**

The applicant proposes to use the property to locate a metal recycling facility similar to another facility located in Pocahontas, AR. Staff has consulted with the applicant who has been dedicated to providing a facility that will provide a much need service to the community while considering the visual impacts on the surround area.

Proper screening should be a priority as the site is developed for the metal recycling facility. A minimum of an 8-ft. privacy fence should be installed around the perimeter to screen the use from road view. All areas that will be for public use should be paved to meet the code requirements for surfacing. The MAPC may consider granting a waiver for an curbing requirements for the internal circulation drives.

**Conclusion**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered by the applicant. Staff recommends approval to Planning Commission for approval of the Recycling Facility located within the I-2 General Industrial District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local certifications be obtained and maintained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
3. That a minimum 8-ft. secured solid fencing be installed around the perimeter of the facility to block any storage of metals from road view.
4. Public Roads and drive areas shall be maintained and free from debris or mud.
5. A final site plan shall be submitted to the Planning and Engineering Departments depicting all site design, paved road access within public areas, etc.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP  
Planning Director  
Planning & Zoning Department

# Site Photographs



View looking west towards adjacent businesses on Vance Dr.



View looking east along toward the terminus of Vance Drive



View looking north from Wolf Chase Lane.



View looking northwest from the end of Vance Drive





View looking Northeast along toward the terminus of Vance Drive



Photo of Example in Pocahontas, AR