

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 25-03, 5500 Stadium Blvd.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 25, 2025

REQUEST: Applicant is requesting conditional use approval to allow a towing and repair facility within a I-2, general industrial district.

APPLICANT OWNER: Jim Heatherly, PO Box 999 Newport, AR 72112
 Same

LOCATION: 5500 Stadium Blvd.

SITE DESCRIPTION: Tract Size: 6.58 +/- Acres
 Frontage: Approx. 233' along Stadium Blvd.
 Topography: Flat Lot.
 Existing Development: Previously used as a freight yard and office

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1	Commercial
	South: R-1	Vacant
	East: R-1	Train Tracks / Vacant
	West: I-1/C-3	Commercial

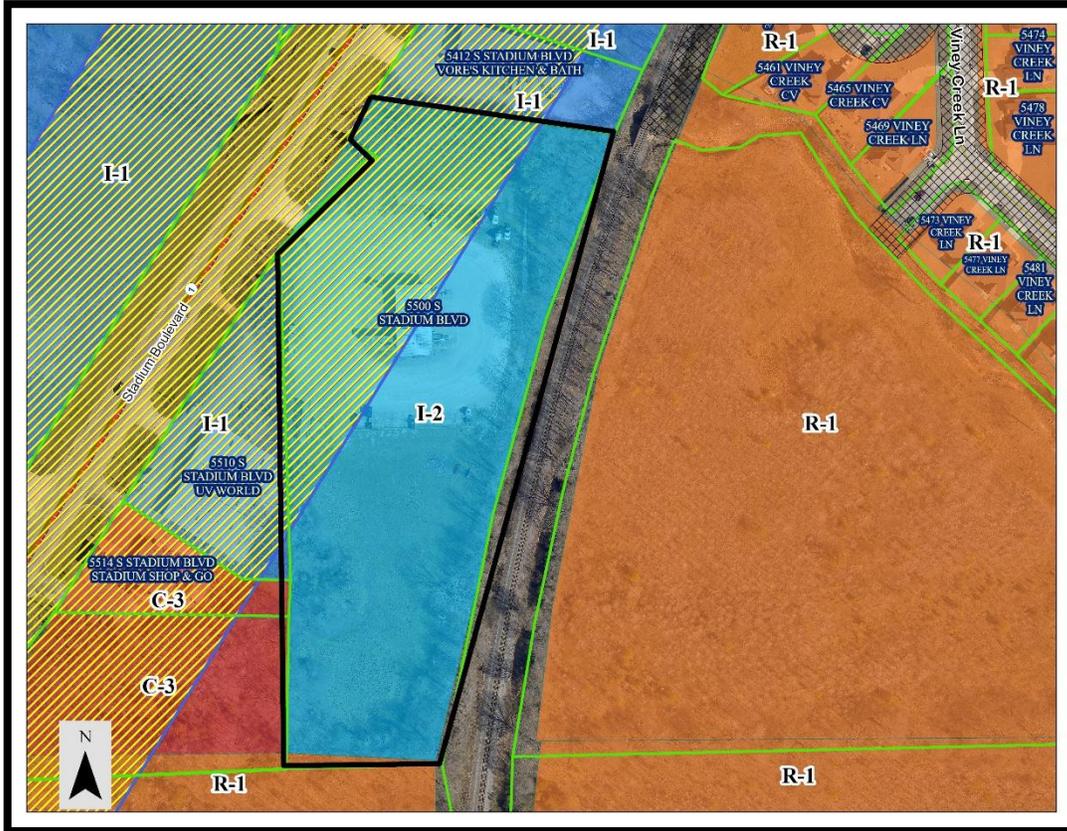
HISTORY: Freight yard and office space

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)



Zoning Map

Applicant's Proposal:

The applicant is seeking approval to use the property as the location for a tow and repair yard. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Auto wrecking or salvage yard means a lot, land or structure, or part thereof, used primarily for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition, or for the sale of parts therefrom; or for the collecting, storage, and salvage of waste paper, scrap metal, or other discard material.

Conclusion:

The Planning Staff have reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. The site shall comply with all Overlay District requirements.
3. The interior area of any salvage or wrecking operation shall be screened from view by fencing.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-25-03 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within 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.