



**Metropolitan Area Planning Commission  
 Staff Report – Conditional Use: Case No. CU08-08- Kilpatrick  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on October 14, 2008**

**REQUEST:** Conditional Use Request: 221-E Gee Street

**PURPOSE:** To allow a General Automotive Repair Shop in an I-2 Zoning District.

**APPLICANT OWNER:** Robert Kilpatrick, 5624 Valley Ridge Trail, Jonesboro, AR  
 Robert Kilpatrick, 5624 Valley Ridge Trail, Jonesboro, AR

**LOCATION:** 221-E Gee Street, North of the railroad track, South of Hwy. 91/Dan Ave.

**SITE DESCRIPTION:**  
 Tract Size: 4.14 Acres  
 Frontage: 50 ft. on Gee Street  
 Topography: Flat, 100 Year Floodplain, Zone AE  
 Existing Dvlpmt: Existing Metal Building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1,	Industrial, Commercial
South:	I-2	Industrial, Christian Creek Lateral
East:	I-2	Industrial
West:	I-1	Commercial

**HISTORY:** None

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

Parking:  
 Chapter 14.36 of the Zoning Ordinance requires 5 space per service bay; the applicant has proposed 15 spaces (provided on the site plan) as limestone surface including the 24' wide access drive, where a paved surface is required. The applicant is requesting a waiver of that requirement by the Commission.

Dumpster Screening – Dumpsters located in any district shall be completely screened from view on all sides visible to the public by a fence or wall with a minimum height of six feet or one foot taller than the dumpster, which ever is greater. The submitted site plan shows no dumpster location.

Landscaping and Screening: Section 14.36.03 regulates minimum landscaping and screening requirements for the City of Jonesboro. The applicant has not submitted a landscape design plan.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 08-08 Conditional Use for general vehicular repair in an I-2 Zoning District submitted by Robert Kilpatrick will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro with the following conditions:

1. That the first 30 ft. of the access drive shall be paved with impervious surfacing from the public street towards the property to minimize dust and gravel debris on the street.
2. That vehicular storage/parking areas shall be of a permanent surface as approved by the Commission.
3. That all City Engineering stipulations and requirements shall be satisfied by the applicant regarding stormwater drainage, grading and flood plain standards by the applicant and his contracted engineer.
4. That the proposed building shall not be occupied prior to the satisfaction of all improvements per the approved site plans and permit documents, and upon issuance of a final occupancy certificate by the Chief Building Inspector.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking northwest towards the project site from Gee St.



View looking west towards the subject property



View looking east from subject property site



View looking north from subject property



View looking east from the project site towards Gee St.



View looking west from the project site