

City of Jonesboro Planning Commission
Staff Report – CU 13-02, Bullock Furniture- 4600 Highland Dr.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on April 9, 2013

REQUEST: Applicant proposes to reuse an existing building and convert it to a furniture and bedding retail establishment within the I-1 Industrial District, by submitting a Conditional Use application for MAPC consideration.

APPLICANT:

OWNER: Bullock Furniture & Home Décor, 1007 Independence Ave., Kennett, MO 63857

LOCATION: 4600 E. Highland Drive, Jonesboro, AR

SITE DESCRIPTION:

| | |
|------------------|---|
| Tract Size: | Unplatted property on Shirley Anne Dr./Highland Dr. |
| Frontage: | 263' + feet along Highland Drive./Hwy. 18 E.. |
| Topography: | Flat |
| Existing Dvlpmt: | Former Fire Station Building |

SURROUNDING CONDITIONS:

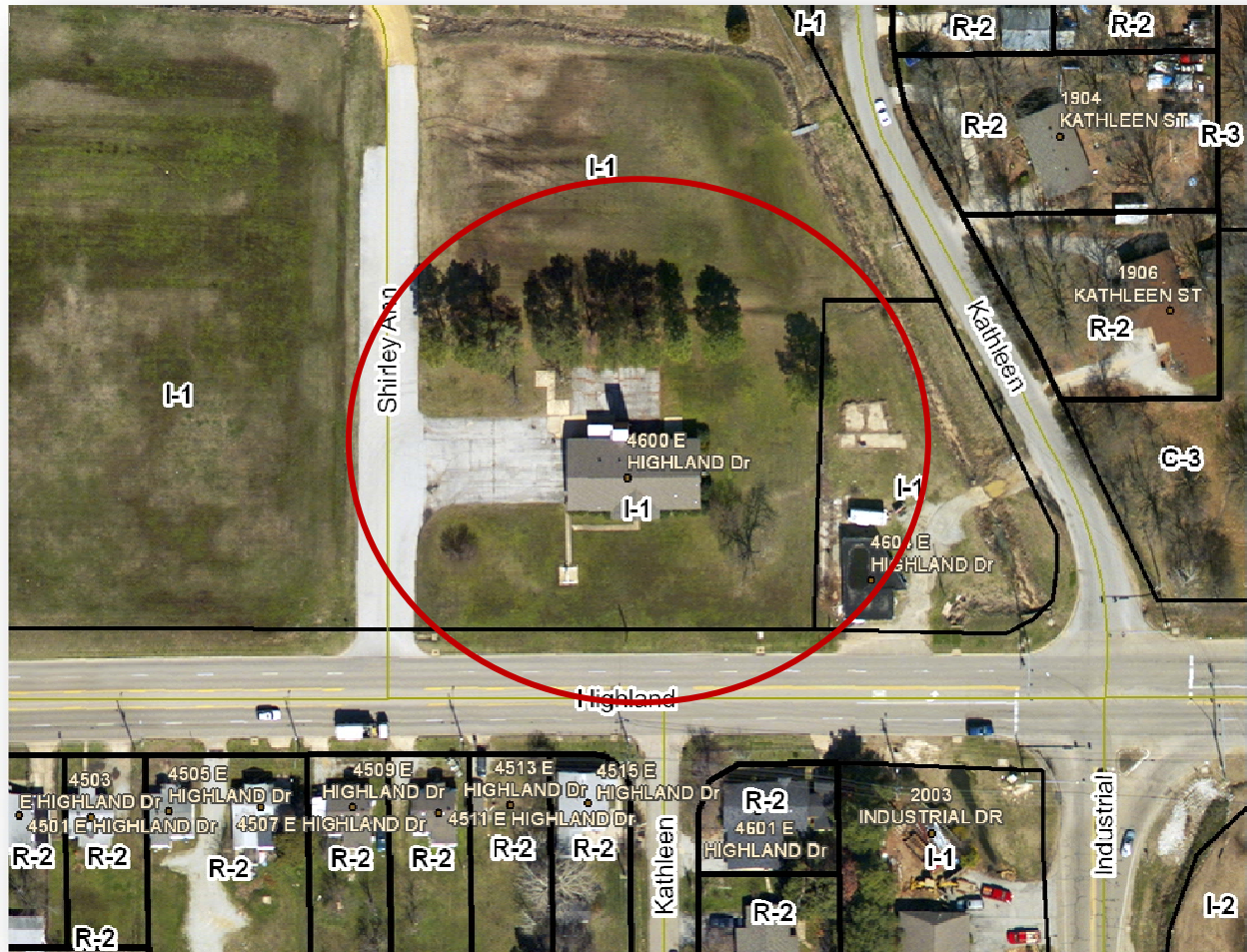
| <u>ZONE</u> | <u>LAND USE</u> |
|-------------|----------------------------------|
| North: I-1 | Vacant/Airport |
| South: R-2 | Single Family Residential |
| East: I-1 | Commercial/Former Church |
| West: I-1 | Vacant Land/ Occupational Health |

HISTORY: Former Fire Station Use.

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 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/Vicinity Map

Findings:

The new principle structure has a floor area of approximately 3,400 s.f. . The applicant proposes to gain MAPC approval to allow the existing building to be converted into a furniture and bedding retail establishment. The general area/neighborhood has a mixture of commercial, homes with the airport northwest of the proposed site.

The applicant has not submitted architectural code review drawings for the use change, which will be required prior to any permit consideration by Planning, Fire and Inspections.

Staff also has not been provided details on the proposed space layout nor the calculation of the parking lot ratio, which should be studied and analyzed by the applicant to assure code compliance. Chapter 117 requires the following formula calculation compliance: Retail uses: 1 space per 250 sq. ft.; Furniture/Bulky Items: 1 space per 500 sq. ft. of floor area.

| Department/Agency | Reports/ Comments | Status |
|---------------------------|--------------------------|---------------------|
| Engineering | Pending | No comments to date |
| Streets/Sanitation | Received | Noted no objection |
| Police | Received | Noted no objection |
| Fire Department | Pending | No comments to date |
| MPO | Pending | |
| Jets | Pending | |
| Utility Companies | Pending | No comments to date |
| | | |

Conclusion:

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 Conditional Use Approval, all future alterations to the structure shall be subject to Planning Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 13-02, as presented for a furniture and bedding retail establishment 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 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photographs



View looking North toward subject site



View looking East on Hwy. 18, Site on right of photo



View looking northeast at subject site