

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

SURROUNDING CONDITIONS:	<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 finish 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.

Site Photographs



View looking South



View looking North



View looking East



View looking West