



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff MEMO –CarwashUSA LLC**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on January 11, 2011*

**REQUEST:** To consider approval of a site plan review for a Carwash Facility.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission of a site plan review for a Carwash Facility on land rezoned under ORD 09:055, C-4 LUO.

**APPLICANT/ OWNER:** Brad Vaden, 5195 Pear Orchard Dr., Little Rock, AR 72206

**LOCATION:** 726 Southwest Drive (Between Haywood Dr. & Culberhouse St.)

**SITE DESCRIPTION:**

Tract Size:	1.59 Acres
Frontage:	Southwest Drive: 301.3 ft. Haywood Dr.: 129.82 ft.
Topography:	Gently sloping from Southwest Drive.
Existing Developmt,:	Vacant/Apartments were demolished

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Multi-Family Residential
South:	R-1	Single Family
East:	R-1	First Presbyterian Church
West:	R-2	Jonesboro Healthcare Center (Elderly)

**HISTORY:** Rezoned under ORD 09:055, C-4 LUO. (See Attached MAPC Minutes)

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

**Sec. 117-325. Driveways and access; multifamily and non-residential.**

*2. Driveways shall be located a minimum of 20 feet from the side property lines. A separation of 40 feet is required between the driveways on one lot and the driveways on the adjacent lots. Driveways on the same lot shall be no closer than 50 feet to each other. The main entry drive does not satisfy the twenty (20) foot setback requirement; it appears to be 10.98ft.+/- away from the northeastern side property line. All other driveways meet the minimum code requirements.*

The ingress/egress drive has been modified from the original approval of MAPC. The minutes reflect the entire dialogue with MAPC (see attached minutes); however, due to industry design standards considered by the applicant the need to redesign the layout has risen. The drive on to Southwest Drive was designed originally to be an emergency drive with alternative access off Haywood Drive (see condition No. 5 below).

Stall also observed that the final layout submitted does not address the issue of having a patron enter the site to either vacuum a vehicle or to have to make an emergency exit due to an emergency or a change of mind to have the full service carwash be performed. The drive pattern shows that the vehicular flow must enter through a car wash cycle. Perhaps this could be achieved by eliminating or redesigning parking space No. 1.

The final landscaping and lighting photometrics plan have been submitted and attached and do meet the minimum code requirements. The dumpster has been located properly and enclosed in accordance with the Zoning Code.

On August 31, 2009 City Council adopted the Rezoning for a change from R-2 Multifamily to C-4 L.U.O. Automated Carwash, with the following stipulations being met by the developer:

1. That the facility shall be managed and operated during hours limited to 8:00 a.m. to 7:00 p.m. (extended until 8:00 p.m. during daylight savings time zone). The facility shall be locked from public use beyond said hours.
2. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
3. That a final landscaping plan shall be submitted for approval by the MAPC showing landscaping and fencing.
4. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
5. The far Northeastern drive shall be utilized solely for emergency purposes only.
6. That a final lighting plan be submitted showing maximum levels at the property lines at 0 ft. candles.

**Conclusion:**

Staff has reviewed the proposal and asked for deliberation by the MAPC concerning the issues raised above. Approval is recommended by MAPC with the same conditions above being satisfied.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View Looking Northeast from site



View Looking Southeast from site



View Looking Southwest



View Looking west towards site



View looking southwest on Hwy. 49 towards I-63



View looking easterly from the site



View looking northwest towards site



View looking easterly from apartments towards site