

City of Jonesboro Planning Commission
Staff Report – CU 13-03, Casey’s General Store, 2920 S. Caraway Rd.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on April 9, 2013

REQUEST: Applicant proposes to redevelop an existing commercial lot for a Casey’s General Store/retail establishment within the C-2 Downtown Fringe District, by submitting a Conditional Use application for MAPC consideration.

APPLICANT: Casey’s Marketing Company
OWNER: NAPES, Realty, LLC, 300 Blauvelt Rd., Pearl River, NY 10965

LOCATION: 4600 E. Highland Drive, Jonesboro, AR

SITE DESCRIPTION: Tract Size: 0.56 Acres.
 Frontage: 240’ + feet along S. Caraway; 220’ along Phillips Dr.
 Topography: Flat
 Existing Development: Former Fire Station Building

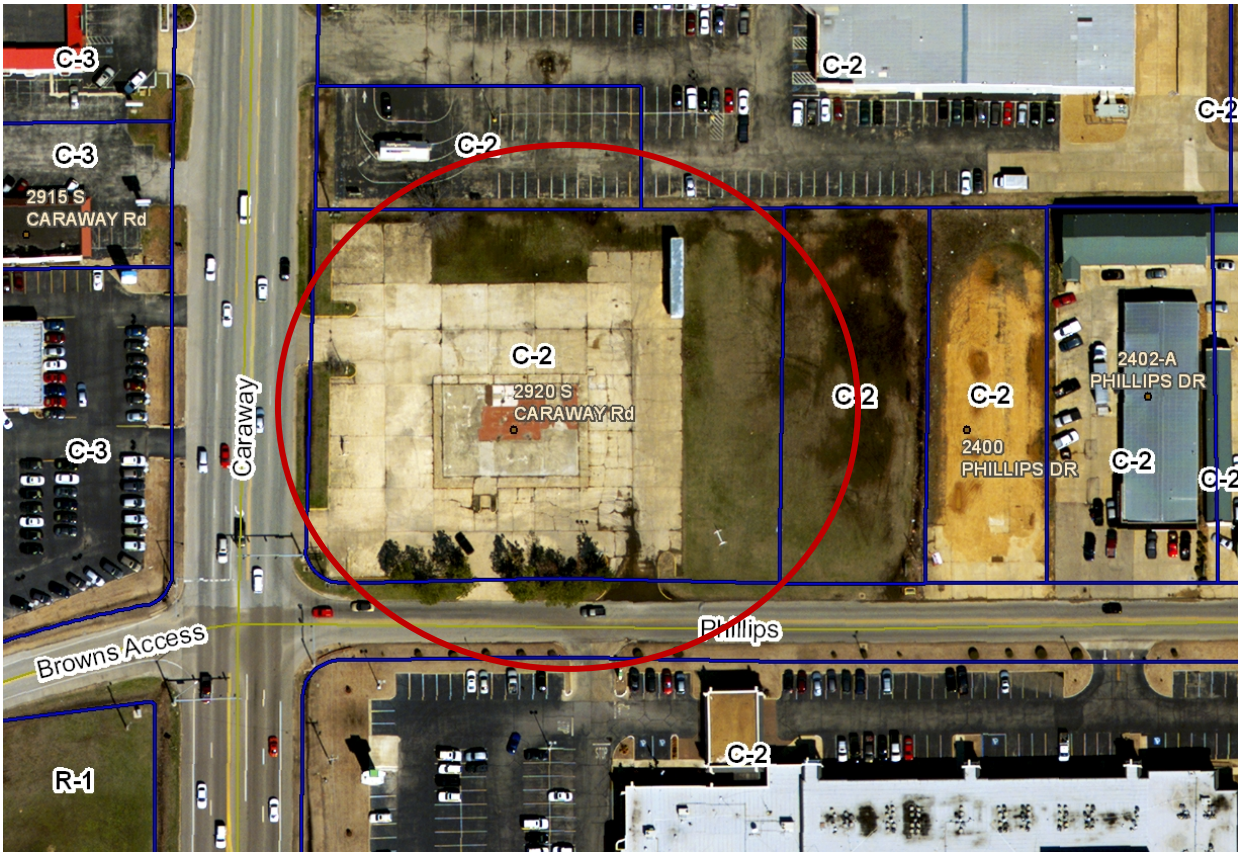
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-2	Commercial
South:	C-2	Hotel
East:	C-2	Vacant Land/Motel
West:	C-3	Commercial Center

HISTORY: Former Restaurant 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 4,346 s.f. and a gas fueling 66’X114’ canopy . The applicant has submitted architectural code review drawings for the proposed use, which is required prior to any permit consideration by Planning, Fire and Inspections. That review is pending.

The establishment will serve as a gas station and convenience store. The store operating hours are typically from 6:00 AM to 11:00- PM 7 days a week. The parking lot will be concrete pavement with curb and gutter. Site lighting will be provided in the parking lot as well as on the exterior of the building in compliance with the Zoning Ordinance. There are 19 proposed parking spaces in addition to 16 fueling bays. Chapter 117 requires the following formula calculation compliance: Retail uses: 1 space per 250 sq. ft. of floor area.

The applicant proposes a monument sign (approximately 100 sq. ft.) which is proposed near the southwest corner of the property.

The existing site currently has 4 entrances, two on both street frontages. However, adhering to staff’s recommendations in preliminary reviews, the applicant has proposed to narrow the entrances down to only one on the east side of Caraway Rd. and one on the north side of Phillips Drive in the safest and preferred locations.

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 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. The applicant shall file a replat of the property in compliance with the Master Street Plan including all applicable easements.
4. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 13-03, as presented for Casey’s General Store 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 1-4 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photographs



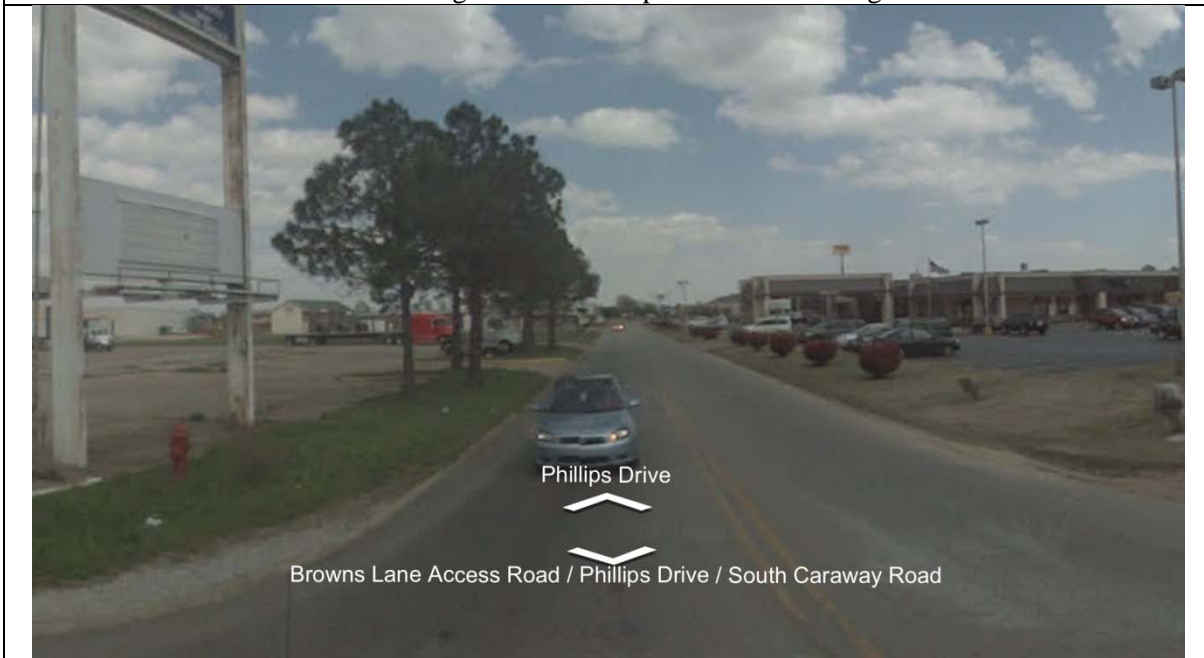
View looking Southeast on Caraway toward Site



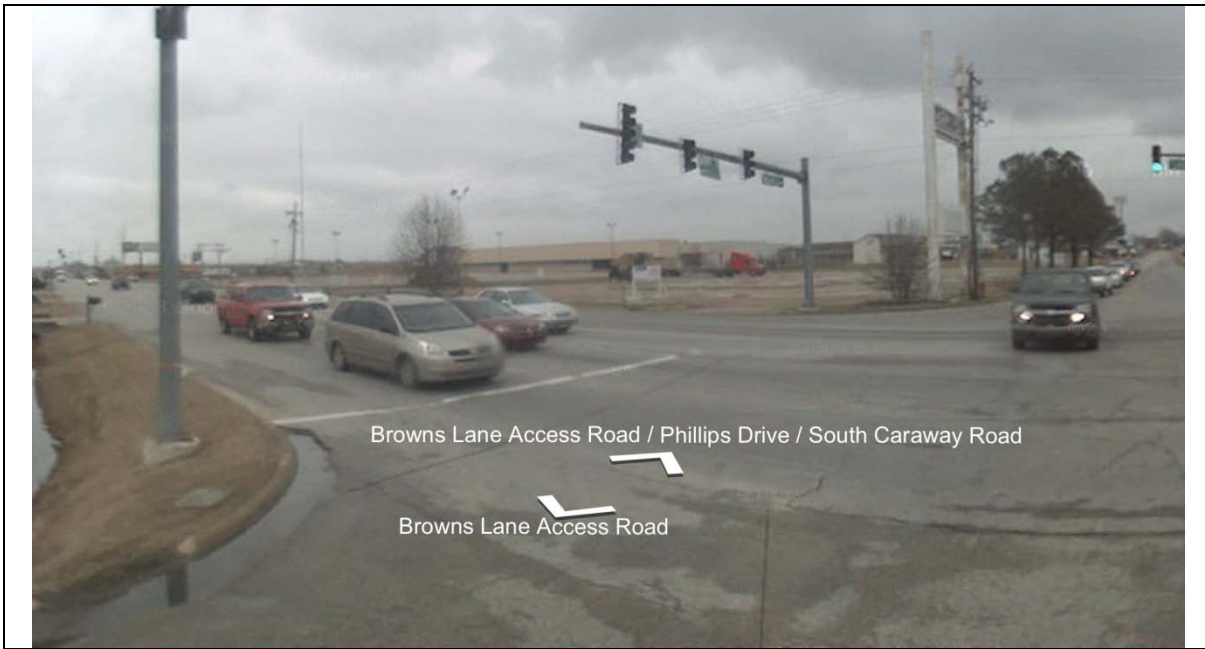
View looking Northeast toward site from intersection



View looking West on Phillips Drive Site on Right



View looking East on Phillips Dr. - Site on Left



View looking Northeast toward site, from Intersection of Caraway/Access Road