

*City of Jonesboro Planning Commission*  
**Staff Report – CU 20-06 5410 Harrisburg Road - Wrecker Service**  
**Municipal Building – 300 S. Church**  
*For Consideration by Planning Commission on June 9<sup>th</sup>, 2020*

**REQUEST:** Applicant proposes to develop the subject site for an auto wrecker service as allowed under the I-1 Industrial District, by submitting the required Conditional Use application. In addition, to have the back fenced area to be chatted instead of paved that is required by code.

**APPLICANT:** Kevin Meredith, 183 CR 428, Jonesboro, AR  
**OWNER:**

**LOCATION:** 5410 Harrisburg Road, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: .50 Acres +/-  
Frontage: 183.44' along Harrisburg Road  
Topography: Flat  
Existing Development: House that was torn down.

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-----------------|
| North:                         | I-1         | Industrial      |
| South:                         | R-1         | Residential     |
| East:                          | I-1         | Industrial      |
| West:                          | R-1         | Residential     |

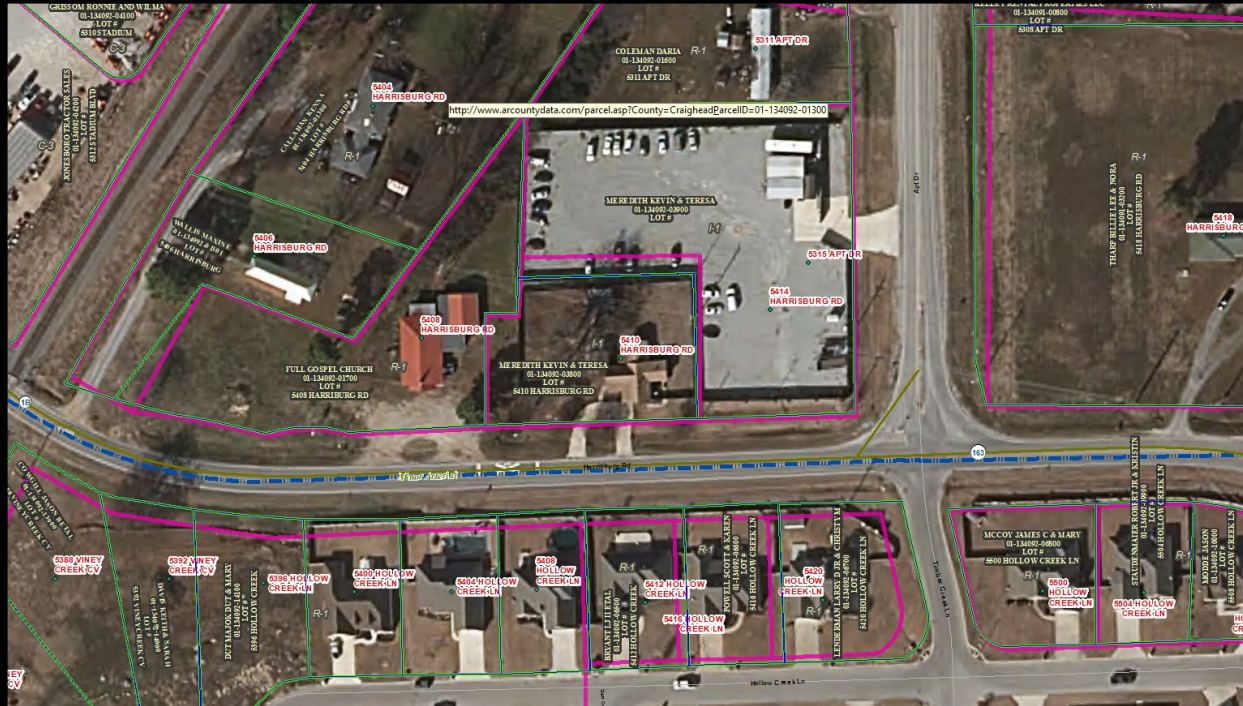
**HISTORY:** None.

**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 Ord., § 14.24.02)



*Zoning/Vicinity Map*

### **Findings:**

The applicant is requesting a conditional use for an auto wrecker service as allowed in I-1 zoning. The applicant states that the proposed use of an auto wrecker service aligns with many permitted I-1 zoning uses (vehicle repair, vehicle & equipment sales, mini storages, etc.).

The applicant agrees that temporary storage of inoperable or wrecked motor vehicles will not exceed the time period allowed by City Code of Ordinances (30 days) as contained in Zoning Ordinance Section 117-250/ Section 14.32.03.

The project site is located at the northwest corner of Highways 1B & 163 Spur intersections. Note that existing equipment sales are located approximately 700' to the west. In addition, a stone monument manufacturer is located approximately 300' to the north.

### **Sec. 117-250. Auto wrecker service.**

A wrecker service is a business enterprise from which wrecker vehicles are dispatched to tow or haul inoperable or wrecked motor vehicles, and may or may not include the temporary storage,

for a period not to exceed 30 days, of such vehicles. All temporary storage of said wrecked or inoperable motor vehicles shall be screened entirely within an enclosed opaque fence or wall, except driveway areas, from six to eight feet in height, and containing no advertising thereon. Any temporary storage between the street and such fence, or on street right-of-way, is expressly prohibited. (Zoning Ord., § 14.32.03)

**Sec. 117-251. Auto wrecking yards, salvage yards, and junkyards.**

Because of the nature and character of their operations, motor vehicle wrecking and salvage yards, junkyards, and similar uses of land can have a serious detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic, and health hazards, and may adversely affect property values by their general appearance. For the purpose of evaluating whether the proposed utilization of land for a vehicular wrecking yard or junkyard properly minimizes its objectionable characteristics, the standards established below shall be used.

(1) *Location.* Because of the tendency of salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than 300 feet to any residential district.

(2) *Screening.* The interior area of any existing salvage or wrecking operation shall be screened from view by fencing. New salvage and wrecking yards shall be so screened as a condition of approval. Such screening shall be uniform, consistent, and neat in appearance, and shall be properly maintained during the life of the use. Storage between the street and such screening is expressly prohibited, as is the stacking of such vehicles above or beyond such screening.

(Zoning Ord., § 14.32.04)

**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.
4. Business hours shall be limited to a closing time at 1:00 AM, as approved by the MAPC.

**Sample Motion:**

*I move to approve Conditional Use Case CU 20-06, as presented for a multi-purpose rental facility 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,

The Planning Department



