

*City of Jonesboro Planning Commission
Staff Report- CU 12-09–2820 E. Nettleton Ave.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on August 14, 2012*

REQUEST: Applicant proposes to house **Interstate All Battery** at the location listed above, within a C-4 Neighborhood Commercial Development District under the Conditional Use process.

**APPLICANT/
OWNER:** Marney Gillmore, 310 Nivens Dr., Atoka, TN 38004
Bruce/Pat Hamlin 2909 Greenbriar Dr., Jonesboro AR 72401

LOCATION: 2820 E. Nettleton Ave., Jonesboro AR 72401

**SITE
DESCRIPTION:** Tract Size: 0.27 acres 12,180 s.f. +/-
Frontage: 70' +/- along E. Nettleton Ave.
Topography: Flat
Existing Devlpmt: Commercial Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, R-3	Residential
South:	C-3	Commercial
East:	C-3	Commercial
West:	C-4	Commercial

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 new business interior will have an area size of 3,024 s.f. sq. ft. in which the applicant is seeking to open an Interstate All Battery (16,000 types of batteries including auto, cell phones, laptops, photo, video, etc.) in an existing building; parking is non-conforming 12 spaces are required however only 8 exist from the previous business. Also the waste and battery recycling bins shall be screened for public view and any exterior alteration, lighting or signage shall be approved by the Planning Department. Hours of operation were not provided however staff recommends the hours of 8 am thru 10 pm are adequate. Staff feels the applicants request is reasonable and recommends approval with acceptance of the stipulations listed below.

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. Waste and battery recycle bins shall be properly screened from the public view.
5. Delivery trucks utilize the parking area in front of the building only.

Sample Motion:

I move to approve Conditional Use Case CU 12:09 as presented for Interstate Battery to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses. This approval is contingent upon the satisfaction of conditions 1-5 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North at the subject property along E. Nettleton Ave.



View looking East along E. Nettleton Ave.



View looking West along E. Nettleton Ave.



View looking North along west wall of subject property.



View looking East from rear property line.