

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – SP-10-66: CWC Mechanical-Site Plan Review Only
Huntington Building - 900 W. Monroe
For Consideration by the Commission on April 13, 2010

REQUEST: To consider a site plan approval of a parcel of land containing 5 acres more or less (217,800 sq. ft.+/-) for constructing a 3,640 sq. ft. office building and a 10,000 sq. ft. shop building.

PURPOSE: Site Plan Review for an office and shop building within an I-1 Industrial District.

APPLICANT OWNER: CWC Mechanical LLC, 3114 Fox Rd, Ste. B, Jonesboro, AR.
Vickie Mink, P.O. Box 478 Bay, AR 72411

LOCATION: 2701 Nestle Way Rd.

SITE DESCRIPTION: Tract Size 5 acres more or less (217,800 sq. ft.+/-)
479.82 ‘ of frontage along Nestle Rd.
Topography: Flat/ with Floodplain area
Existing Devlpmt. : Agricultural land used for farming

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	General Industrial
South:	R-1	Single Family
East:	R-1, I-2	Single Family, General Industrial
West:	R-1	Single Family

HISTORY: None:



Existing Aerial & Zoning Map

Findings:

The subject property is currently zoned I-1 Limited Industrial District. The applicant is requesting MAPC Site Plan Approval of a parcel of land containing 5 acres more or less (217,800 sq. ft.+/-) for constructing a 3,640 sq. ft. office building and a 10,000 sq. ft. shop building.

Parking:

Office Space proposed: 3,640 sq. ft. (1 space per 300 s.f.)

Shop Area proposed: 10,000 sq. ft. (1 space per 1,000 s.f.)

Spaces required: $(3,640 / 300) + (10,000 / 1000) = 12.13 + 10 = 22.13$ spaces

Spaces provided: 23 spaces

Planning Staff has reviewed the site plans recommends approval to Planning Commission for approval with the following stipulations:

1. All areas designated for parking shall be paved with an impervious surface per the City Code of Ordinances.
2. A lighting photometrics plan shall be submitted with the building permit application to ensure no lighting spillage onto abutting properties.
3. Any additional signage details shall also be submitted as part of the building permit application.
4. As required by the Engineering Department, the development must satisfy all requirements of the current Stormwater Drainage Design Manual.
5. Plans must satisfy the requirements of all reviewing utility companies and agencies.
6. Prior to final permit approval a record plat shall be filed and approved for the associated parcel of land.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director



View looking southeast along Nestle Road.



View looking northeast abutting the site.



View looking north along frontage (Nestle Road).



View looking southwest of adjacent property.



View looking north at the subject property.



View looking northeast towards site.

