

*City of Jonesboro Planning Commission
Staff Report – CU 11-06 – 900 Burke Ave.
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on October 10, 2011*

REQUEST: Applicant proposes to use an existing 9,388 s.f. structure within an I-1 Industrial Zoning District as a General Merchandising Auctioning Use under the Conditional Use process.

**APPLICANT/
OWNER:** Stone Partners, LLC, Roger Moore, 1607 Honey Suckle, Jonesboro, AR

LOCATION: 900 Burke Ave. at Vine Street, Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	1.41 acres +/-
Frontage:	347' along Burke, 175' along Cotton Belt; 146' along Walnut.
Topography:	Flat
Existing Dvlpmt:	Existing 7,520 s.f. Warehouse/1,868 s.f. Office Building- Former Great Southern Coaches Location

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1	Commercial/Residential
	South: R-2	Residential
	East: I-1	Commercial- Welding Shop
	West: I-1	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. (Chapter 117-197)



Zoning/Vicinity Map

Findings:

The principle structure has an area of 9,388 s.f. sq. ft. The premise has been used for operation of a Bus/Coach Business. The applicant proposes to gain MAPC approval to allow him to utilize the site as a General Merchandising Auctioning Use.

The area is surrounded by residential and a mix of commercial. Consideration needs to be made reduce any negative impact on the residential abutting. Staff suggests that the MAPC look at consideration of what type of merchandise is sold on the premises, and what quantities will be accommodated in any given time period for storage as well as inventory sales. All vehicular storage should be confined to areas that are currently paved parking lots. Hours of operations should not pose any nuisance to the surrounding residences.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 11-06 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro if the above issues are considered by the MAPC.

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 additions or alterations to the structure shall be subject to MAPC approval in the future.
2. That hour of operation of the auctioning facility shall be limited to the hours between 9:00 AM – 9:00 PM.
3. All vehicular storage should be allowed on paved parking lots surfaces only.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking Northwest at the subject site.



View looking North along Vine St.



View looking West along Burke St.



View looking South of residential properties.



View looking East of adjacent repair shop.



View looking Northeast of subject site parking area and building.



View looking Southeast of subject site parking area and building.



View looking East along Burke St.