

City of Jonesboro Planning Commission
Staff Report – CU 10-10 Detail Shop
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on September 14, 2010

REQUEST: Applicant proposes to have a Detail Shop within the C-1 Downtown Core Zoning District under the Conditional Use provisions of the Code of Ordinances.

PURPOSE: To operate a Detail shop in facility formerly used as an emergency ambulance service location.

**APPLICANT/
OWNER:** Access2Life, 5401 Highland Park Cir. Apt. #90, Jonesboro, AR.
Sheila Walters, P.O. Box 14, Trumann, AR 72424

LOCATION: 502 and 504 Washington Ave., Jonesboro, AR. 72401

**SITE
DESCRIPTION:** Tract Size: 30,693 sq. ft.
Frontage: Approx. 140 ft. E. Monroe, 140 ft. on E. Washington Ave.
Topography: Flat
Existing Devlpmt: Office Building, Service Repair Garage.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-1	Medical/Office
	South: C-1	Sun News
	East: C-1	Medical /Office
	West: C-1	Medical/Office

HISTORY: None

ZONING ANALYSIS: City Planning Staff has reviewed the proposed development and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Jonesboro Future Land Use Map has been updated and shows the area recommended as Residential Transitional, which would provide for uses typically allowed in the R-3 Zoning District as well as residential service oriented uses.

Section 117-199 Procedure for authorizing (Conditional Uses):

In carrying out the purpose of this section, 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)



Aerial Zoning Map

Findings:

The proposed use as a detail shop is requested to be approved under the Conditional Use process under the functions of the MAPC under the permitted use table.

In review of the current application, findings of conflict existing in Section 117-199, (Zoning Ord., § 14.24.02), Section (6) concerning circulation and off street parking and loading. The requested load in

the existing service garage will support the proposed use. The use is not a self service carwash but a full service detail shop. The detail shop is subject to environmental standards that have to be complied with in terms of the storm drainage permit. The applicant is currently under review by City Water and Light.

Conclusion

The Planning Staff has reviewed the request and finds no reason that the use should not be granted and recommends the following condition:

1. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.

Respectfully Submitted for Planning Commission Consideration,

Otis T. Spriggs, AICP
Planning Director
Planning & Zoning Department

Site Photographs



View looking north of the subject site.



View looking northeast of subject site.



View looking east of subject property (Washington Ave.).



View looking north of rear property along private drive.



View looking west along subject property frontage.



View looking west (Washington Ave.)