

City of Jonesboro Planning Commission
Staff Report – CU 13-01 5315 Apt. Dr. - Wrecker Service
 Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on February 12, 2013

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.

APPLICANT: Kevin Meredith, 183 CR 428, Jonesboro, AR
OWNER: Bill Waldrip, P.O. Box 10049, Jonesboro, AR

LOCATION: 5315 Apt. Dr., Jonesboro, AR

SITE DESCRIPTION: Tract Size: 1.21 Acres +/-
 Frontage: 254.9' along Apt. Dr. and 129.52' on Harrisburg/1B;
 163 Spur
 Topography: Flat
 Existing Dvlpmt: Vacant land.

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

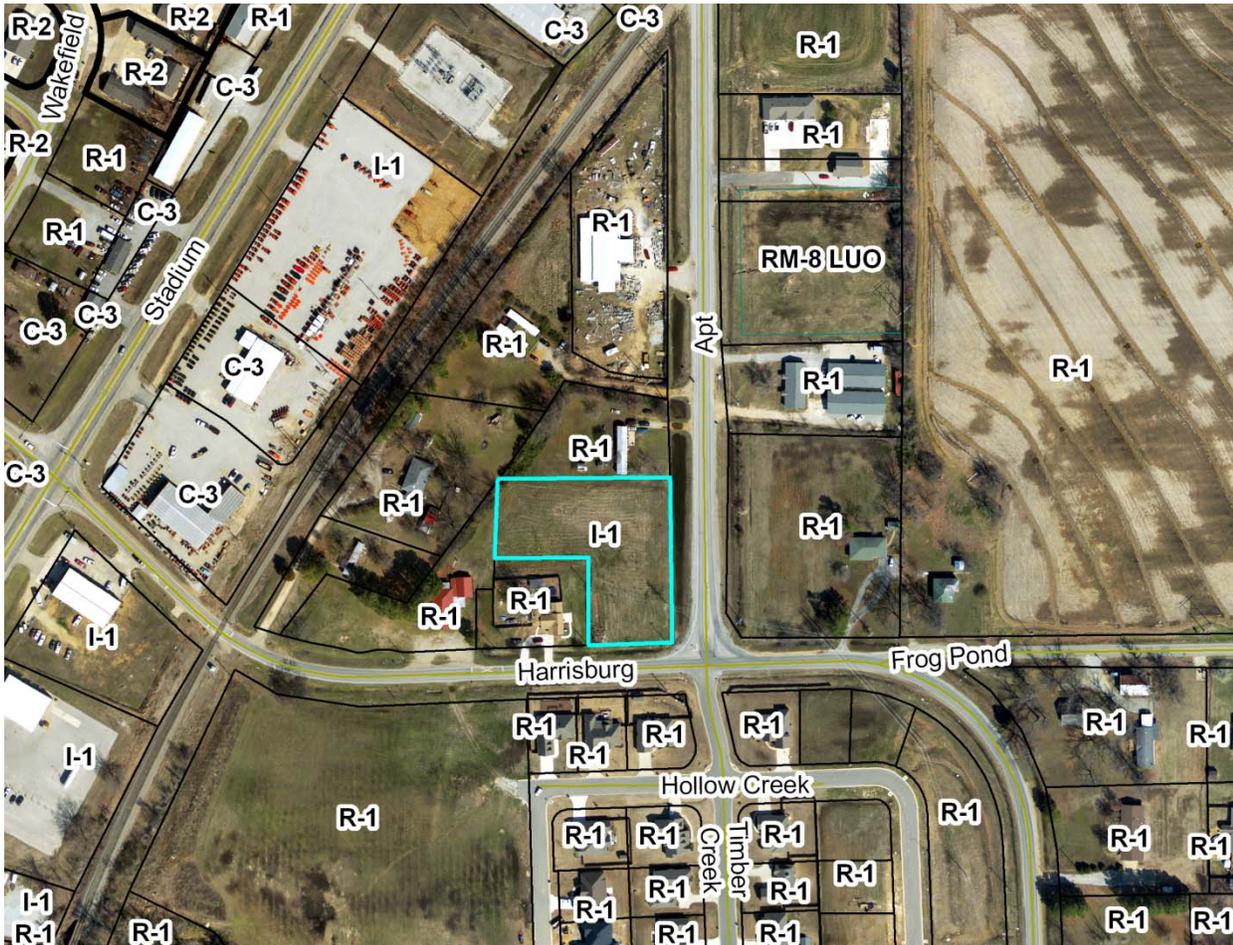
HISTORY: Property was rezoned on 2/7/2000, under Ordinance 00:1054 by Wayne Dover

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. Also, 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)

The applicant proposes a 6' ft. privacy fence around the perimeter of the property.

Sec. 117-32. Zoning and building permits. Parking Surfacing:

Compliance with paved parking and other site standards shall be achieved as a condition a change of use for commercial, industrial and multifamily purposes.

Section 117:324: (5) Surfacing. All required off-street parking and loading spaces, and the driveways serving off-street parking and loading spaces, shall be paved with asphalt, concrete or brick; provided driveways serving single-family dwellings shall only be required to pave the first 100 feet, as measured from the street. The area of the driveway from the edge of the street to the property line shall be paved.

The applicant proposes gravels surface parking which would not be in compliance with the above parking lot surfacing standards.

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 property or structure shall be subject to MAPC 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. Compliance with paved parking standards shall be achieved as a condition for the proposed use.
5. Any approval shall be subject to a 2- year MAPC cyclical approval in the future.

Sample Motion:

I move to approve Conditional Use Case CU 13:01, as presented for a wrecker service 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 1-5 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, with the first name being the most prominent.

Otis T. Spriggs, AICP
Planning & Zoning Director



View of the entrance to Southbend Subdivision South of Site



View of Northeast corner of Apt. Drive and AR HWY 163



View looking at project location from Apt. Dr.



View looking south on Culberhouse



View looking south toward intersection of Apt. Dr. & Hwy. 163



View looking southeast toward intersection of Apt. Dr. & Hwy. 163



View looking across Apt. Dr. towards the East