

*City of Jonesboro Planning Commission*  
**Staff Report – CU 17-11: 4202 South Caraway Road**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on July 11, 2017*

**REQUEST:** Applicant proposes a Conditional Use to build self-storage units in a C-3 General Commercial District.

**APPLICANT OWNER:** Halsey Self-Storage 4200 South Caraway Road, Jonesboro, AR

**LOCATION:** 4202 South Caraway Road, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: +/- 5.38 Acres  
Frontage: Around 312 feet along South Caraway Road  
Topography: Flat.  
Existing Development: Undeveloped

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u>                       |
|--------------------------------|-------------|---------------------------------------|
| North:                         | C-3         | General Commercial District           |
| South:                         | C-3         | General Commercial District           |
| East:                          | R-3         | Multi-Family High Density Residential |
| West:                          | R-3         | Multi-Family High Density Residential |

**HISTORY:** This lot was undeveloped prior to the existing building.

**Zoning Code Analysis:**

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 View/Zoning Map**

### **Applicant's Proposal:**

The owner would like to develop the property as Phase II of the current self-storage site. The owner requests the vacant lot be zoned like the current self-storage site – C-3 LUO. A conceptual site layout was attached to the Conditional Use application.

### **Conclusion:**

Staff finds that the requested Conditional Use: Case 17-11 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

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 Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:** I move that we place Case: CU 17-11 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed storage sheds will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



View looking South



View looking North





View looking East



View looking West