

*City of Jonesboro Planning Commission
Staff Report – CU 18-04: 1502 E. Washington
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on July 10, 2018*

REQUEST: Applicant proposes a Conditional Use to build a climate controlled indoor storage facility in a C-3 General Commercial District.

APPLICANT OWNER: DG Brookland, LLC, 4014 Ridge Creek Cove, Jonesboro, AR

LOCATION: 1502 E. Washington, Jonesboro, AR

SITE DESCRIPTION: Tract Size: +/- 1.10 Acres
Frontage: Around 260 feet along Washington Avenue
Topography: Flat.
Existing Development: Undeveloped

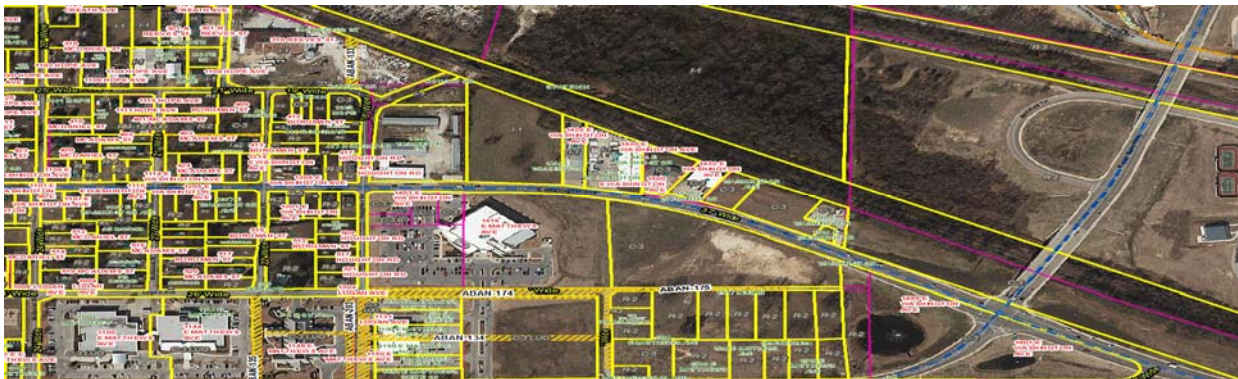
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Limited Industrial District
South:	C-3	General Commercial District
East:	C-3	General Commercial District
West:	C-3	General Commercial District

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 except it is directly along the route of the proposed City Pedestrian and Walking Trail. This area is being looked at for major redevelopment in the near future. A large storage building would not be compatible with the proposed changes.





Aerial View/Zoning Map

Applicant's Proposal:

The owner would like to develop the property as a climate controlled indoor storage facility. A conceptual site layout was attached to the Conditional Use application.

Conclusion:

Staff finds that the requested Conditional Use: Case 18-04 will fit into the redevelopment plans for the area and not compatible with the general project vicinity if built the development will not 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 18-04 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed climate controlled indoor storage facility 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.

Photographs

