

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 18-08: 2501 Keller’s Chapel Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on October 9, 2018

REQUEST: Applicant proposes a Conditional Use to use this tract as an electrical substation site in an R-1 Single Family Residential District.

APPLICANT OWNER: City, Water and Light, 400 E. Monroe, Jonesboro, AR 72401

LOCATION: 2501 Keller’s Chapel Road, Jonesboro, AR 72404

SITE DESCRIPTION: Tract Size: +/- 4.45 Acres
Frontage: Around 444.08 feet along
Topography: Flat.
Existing Development: Undeveloped

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

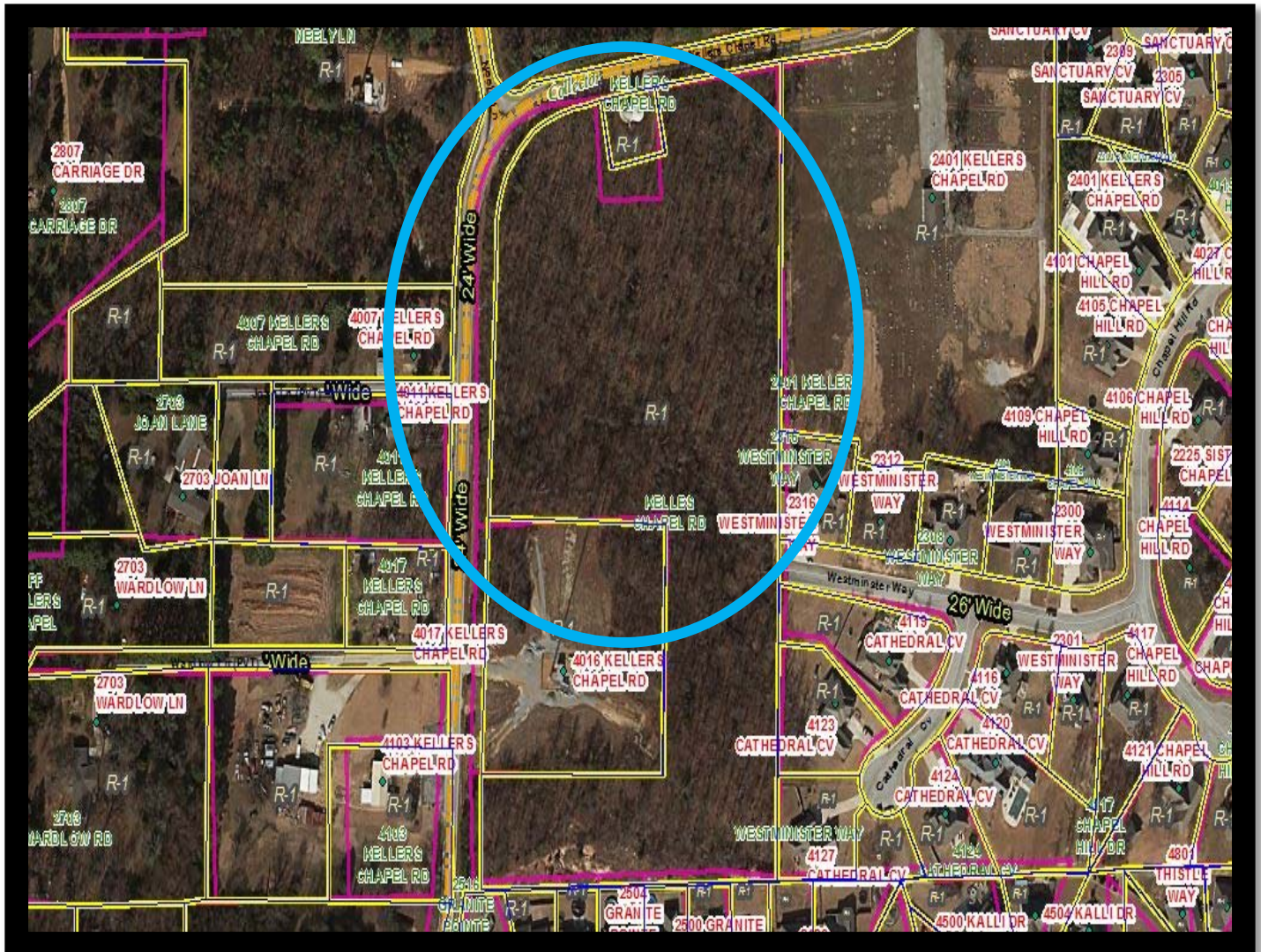
HISTORY: This lot was undeveloped land except for a water tower and a cell tower that are on the property.

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.

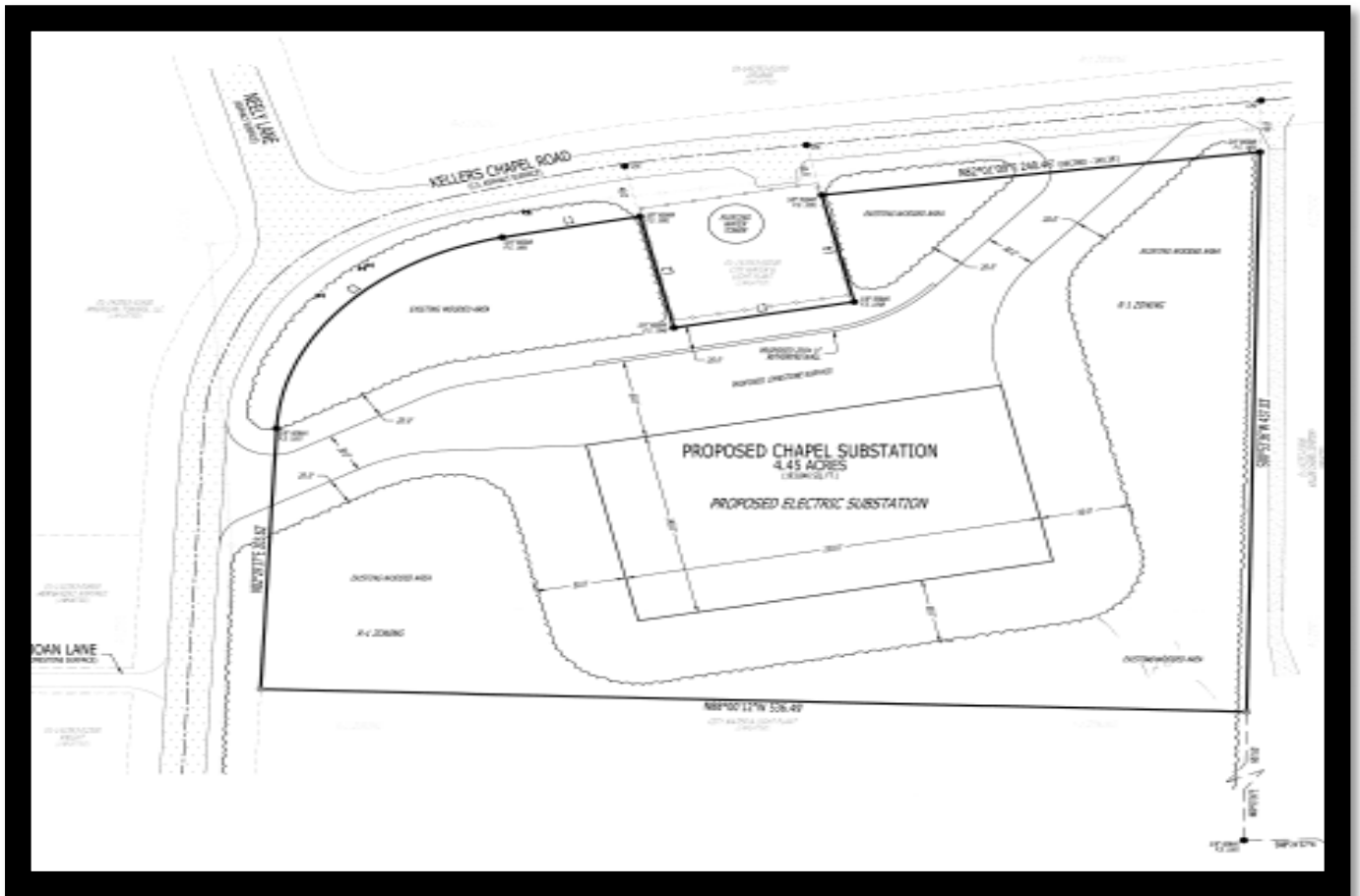
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the 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)



Aerial View/Zoning Map

Applicant's Proposal:

The City Water and Light want to develop the property as a proposed Electric Substation. A conceptual site layout was attached to the Conditional Use application.



Conclusion:

Staff finds that the requested Conditional Use: Case 18-08 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 Conditional Use Approval, all future construction and future alterations shall be subject to Planning Department approval in the future.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 18-08 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed Electric Substation 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.

Site Photographs



