

*City of Jonesboro Planning Commission
Staff Report – CU 19-02: 3406 Access Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 8, 2019*

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

APPLICANT OWNER: Kalpesh Das. 2108 Fieldstone CV, Jonesboro, AR 72404

LOCATION: 3406 Access Road, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: +/- 1.19 Acres
Frontage: Around 90.48 feet along Access Road
Topography: Flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-5	Commercial Mixed Use District
South:	N/A	Interstate
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 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 adequate, and not inconsistent with requirements of this chapter
- (7) The proposed landscaping and screening of the proposed use will be 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 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 19-02 will fit into the redevelopment plans for the area and are compatible with the general project vicinity 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.
2. This lot is included in the Overlay District Area and will have to follow the requirements of the overlay area that is outlined in the adopted Land Use Plan.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 19-02 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.



