

*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

<b>SURROUNDING CONDITIONS:</b>	<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)







