

*City of Jonesboro Planning Commission
Staff Report – CU 19-03: 2215 Grant Avenue
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 14, 2019*

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

APPLICANT OWNER: Daren Berry, 502 Mockingbird Lane, Jonesboro, AR
BLR Investments, 502 Mockingbird Lane, Jonesboro, AR

LOCATION: 2215 Grant Avenue, Jonesboro, AR

SITE DESCRIPTION: Tract Size: +/-0.52 Acres or 22,651 sq. ft.
Frontage: Around 140 feet along Grant Avenue
Topography: Flat.
Existing Development: Undeveloped

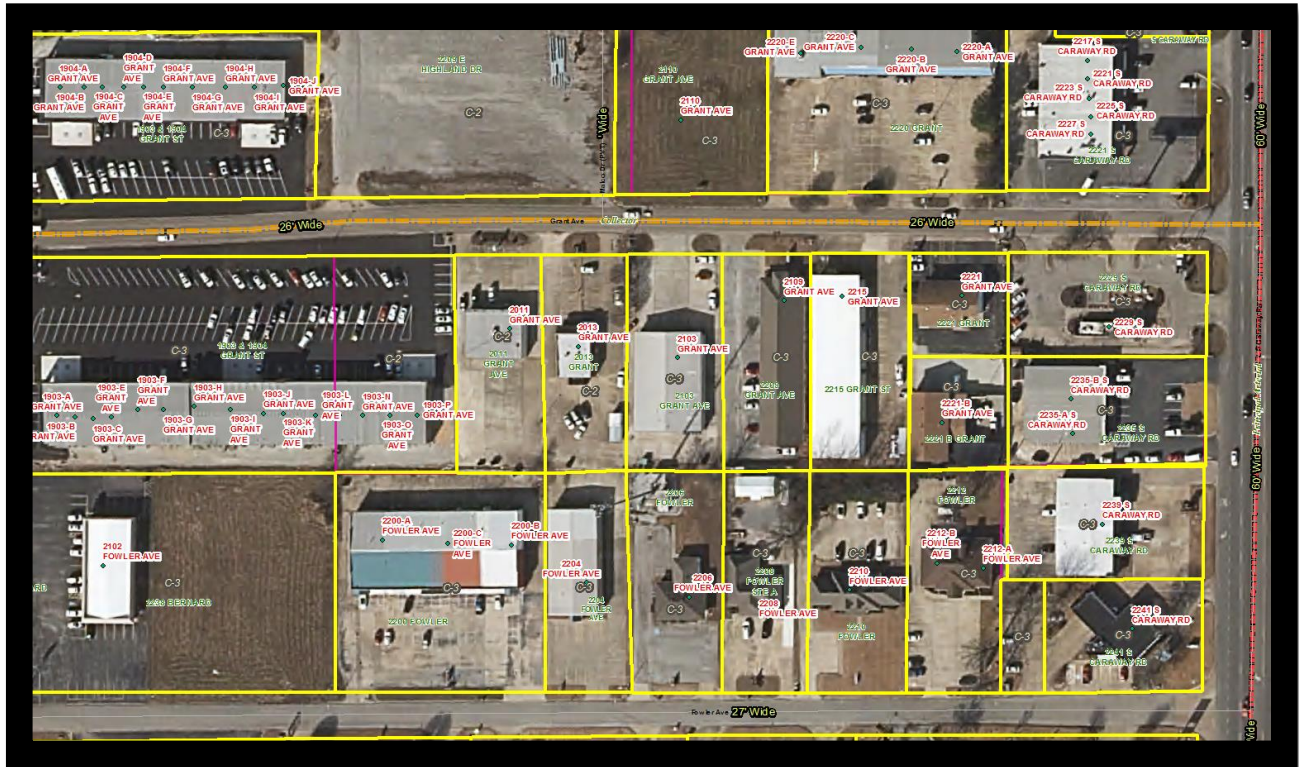
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	General Commercial District
South:	C-3	General Commercial District
East:	C-3	General Commercial District
West:	C-3	General Commercial District

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 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 convert the empty 9,000 sq. ft building into a climate controlled storage facility using a prefabricated conversion kit. A layout of the preexisting building was attached to the Conditional Use application.

Conclusion:

Staff finds that the requested Conditional Use: Case 19-03 will fit into the area since it is an indoor climate controlled storage unit facility.

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. The applicant will be required to adhere to all codes and ordinances regarding parking lots.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 19-03 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 any new construction or changes be reviewed and approval by the Planning, Engineering and Inspection Departments in the future.

