

City of Jonesboro Planning Commission
Staff Report – CU 19-09 2631 Race & 2603 Fair Park
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 12, 2019

REQUEST: Applicant proposes Conditional Use for a Bank within the C-2 District.

APPLICANT

OWNER: Fair Park Crossing, LLC, 2110 Fair Park, Suite E, Jonesboro, AR 72401

LOCATION: 2631 Race Street and 2603 Fair Park

SITE Tract Size: 1.30 Acres.

DESCRIPTION: Frontage: 259.71' along Race Street and 218.04 along Fair Park Blvd.

Topography: Flat

Existing Development: Vacant

**SURROUNDING
CONDITIONS:**

ZONE

North: C-3

South: C-2

East: C-3

West: C-2

LAND USE

Commercial

Commercial

Commercial

Commercial

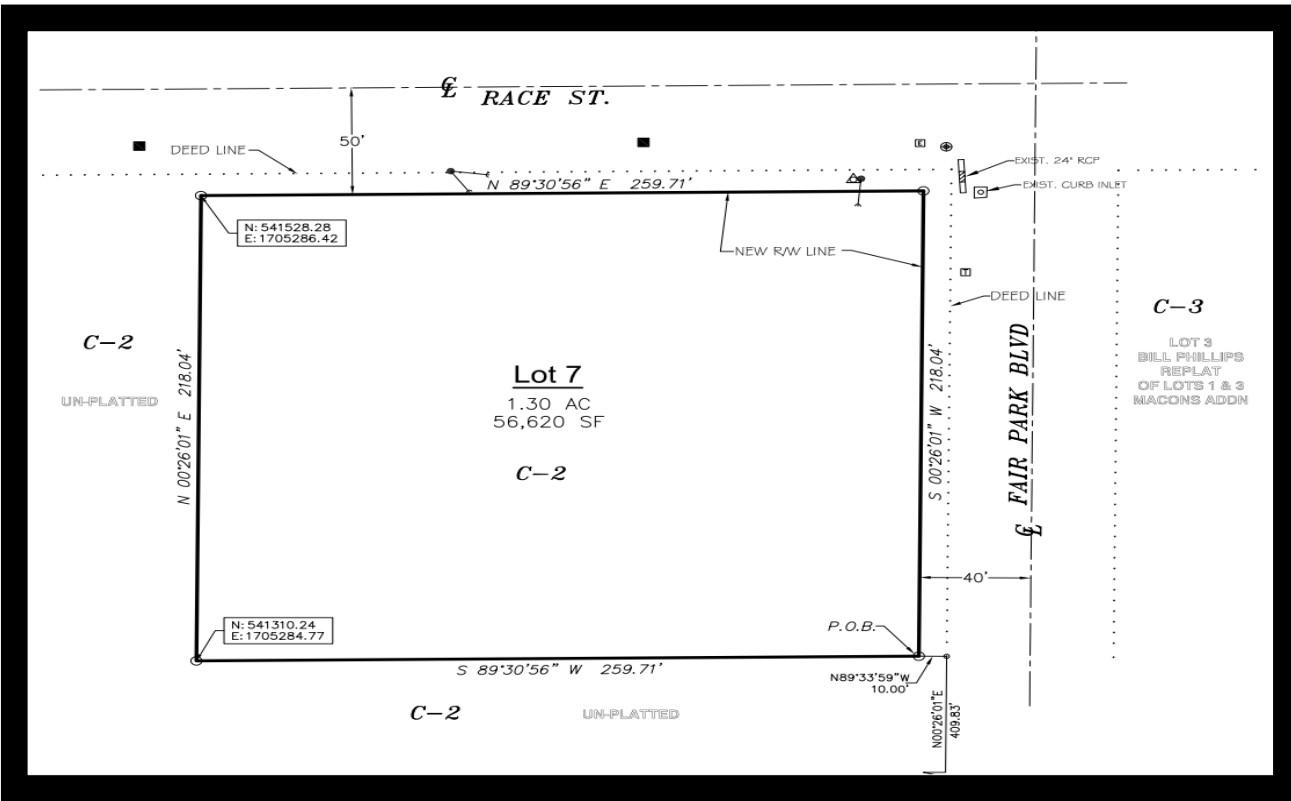
HISTORY: This has been vacant for a long time. This piece of land was bought by someone several years back to put a Hotel on. This project was never completed.

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.

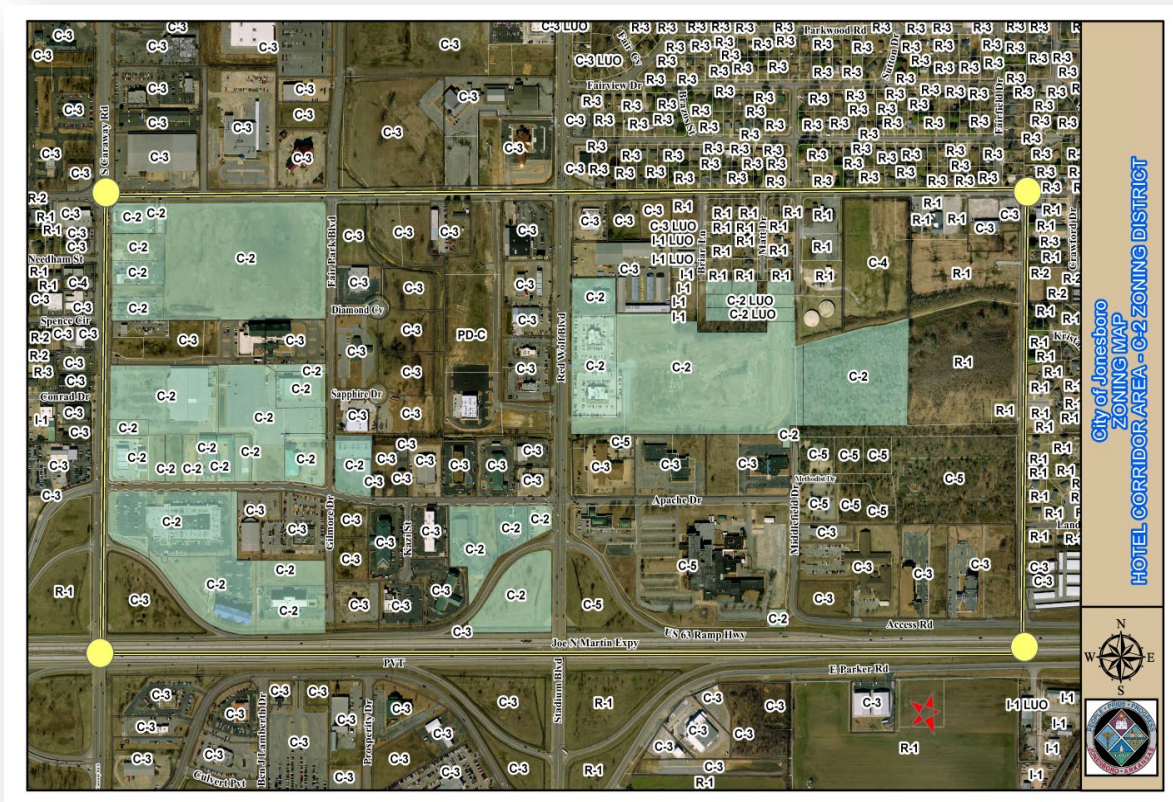
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Zoning Ord., § 14.24.02)



Applicant's Proposal:

The applicant has purchased approximately 14 acres at the above captioned location. In addition, they have a buyer interested in a portion of the property. The interested party is a bank. Banks are allowed in a C-2 Zoning Classification, but only with a Conditional Use Permit.

If the Conditional Use Permit is granted for this site, the applicant stated that it would be platted, designed, and developed in accordance with all the appropriate standards, specifications, and ordinances that are applicable for this location. That includes, but is not limited to landscaping, sidewalks, and tree islands, as well as the Engineering Department standards for Storm Water Management.



Conclusion:

Staff finds that the requested Conditional Use: Case 19-09 will be a proper fit into the general project vicinity and will 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 the proposed bank is subject to Grading & Drainage approval by the Engineering Department in compliance with the Stormwater Drainage Manual.
2. That upon issuance of the Conditional Use Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,
Planning and Zoning

Sample Motion: I move that we place Case: CU-19-09 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed bank 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.





