

City of Jonesboro Planning Commission
Staff Report – CU 19-10 108 Marble Lane
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 12, 2019

REQUEST: Applicant proposes Conditional Use for a Pet Daycare and Inside Boarding Facility within the C-2 District.

APPLICANT Phillip Nelson, 100 Best Industrial Drive, Jonesboro, AR 72401
OWNER: Happy Tails Playcare, LLC, 1005 Flint St, APT 2, Jonesboro, AR 72401

LOCATION: 108 Marble Lane

SITE Tract Size: .461 Acres.
DESCRIPTION: Frontage: 100 ft. along Marble Lane
Topography: Flat
Existing Development: Building has been there over 23 years.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: I-1	Industrial
	South: I-1	Industrial
	East: I-1	Industrial
	West: I-1	Industrial

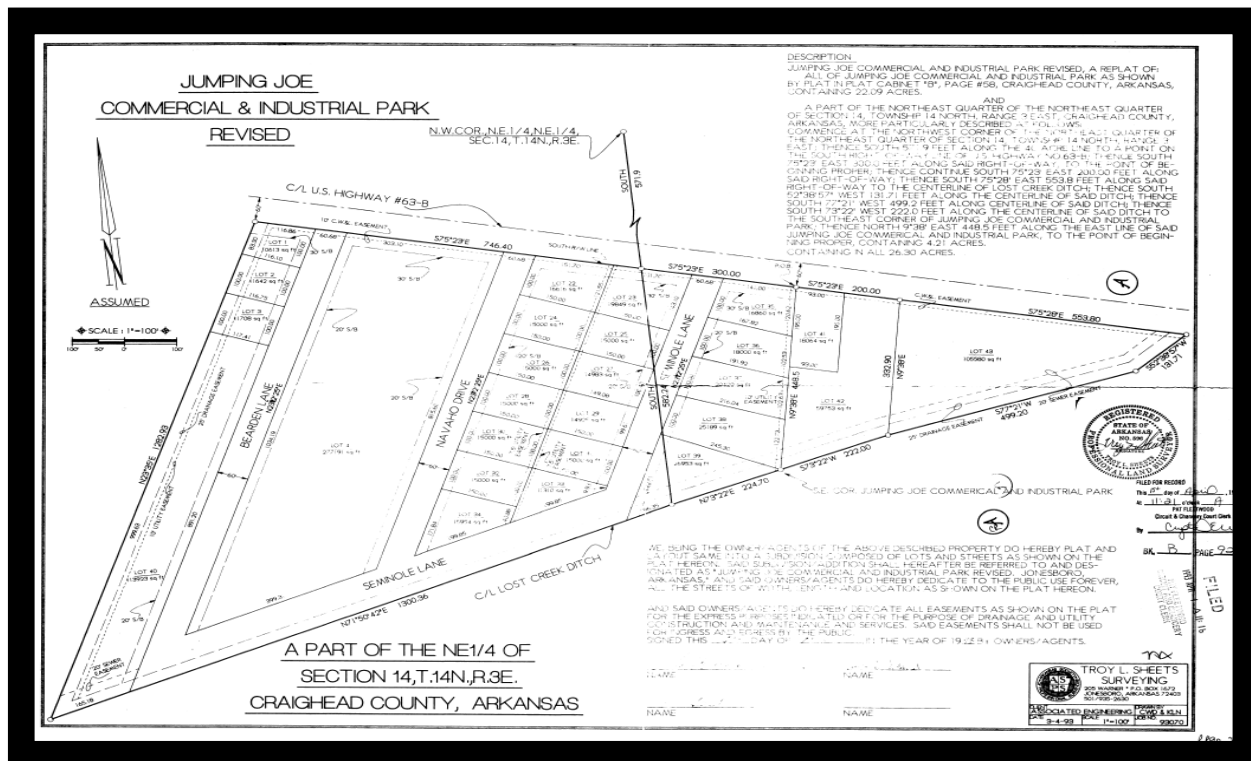
HISTORY: This building use to house a plumbing and remodeling business.

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 will be a pet daycare and cater to pet parents who want quality care for their pets. Happy Tails Playcare will provide a clean and safe environment for families to bring their pets. The services provided will be a pet daycare and inside boarding facility, that brings the comfort of home for the overnight stay.

This building is set off the road and has adequate size for supervised indoor and outdoor plat. The building is not close to any residential areas or surrounding business. The building has its own access road and we see no adverse impacts.



Conclusion:

Staff finds that the requested Conditional Use: Case 19-10 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 doggie day care and boarding is subject to any improvements such as Parking, ADA Requirements and Building Modifications to comply with the Codes of Ordinances.
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-19-10 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed doggie daycare and boarding 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.

Happy Tails Playcare, LLC



