

*City of Jonesboro Planning Commission*  
**Staff Report – CU 20-11: 2424 E Matthews, Suites D & E**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on October 13, 2020*

**REQUEST:** Applicant proposes a Conditional Use to allow a Barber Shop / Retail Service in an I-1 Limited Industrial District.

**APPLICANT** Kenneth Stallings, 912 Valhalla, Jonesboro, AR 72404  
**OWNER:** Neil Stallings Properties, LLLP, 361 SW Dr, Jonesboro, AR 72401

**LOCATION:** 2424 E Matthews, Suites D & E, Jonesboro, AR 72401

**SITE** Tract Size: +/- .25 Acres  
**DESCRIPTION:** Frontage: 100 ft. along East Matthews  
Topography: Flat  
Existing Development: Shopping Center

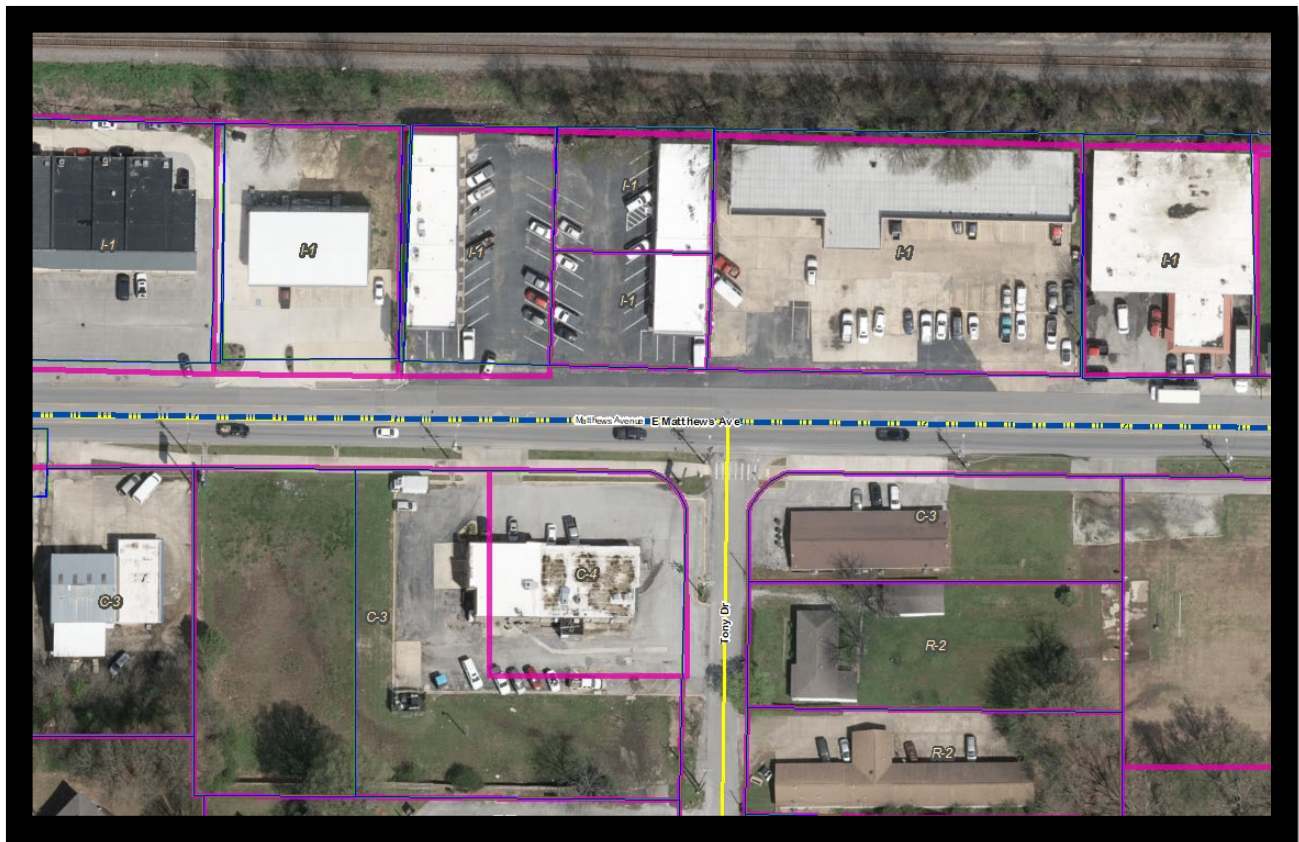
<b>SURROUNDING</b>	<u>ZONE</u>	<u>LAND USE</u>
<b>CONDITIONS:</b>	North: R-2	Multi Family
	South: C-3, C-4 and R-2	Empty Lot, Store and Residential
	East: I-1	Service Repair Garage
	West: I-1	Shopping Center

**HISTORY:** This Shopping Center has been on here for a long time.

**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 applicant would like to rent Suites D & E to a Barber Shop / Retail Space that is located in a Shopping Center. The I-1 Limited Industrial District is required to get a Conditional Use for Retail. .

### **Conclusion:**

Staff finds that the requested Conditional Use: Case CU 20-11 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 will require an inspection to get a Certificate of Occupancy for an existing building.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:** I move that we place Case: CU 20-11 on the floor for consideration of recommended approval by the MAPC with the noted condition, and we, the MAPC find that the proposed Barber Shop / Retail Space 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.

