

*City of Jonesboro Planning Commission
Staff Report – CU 11-04 Selective Site Consultants
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on April 12, 2011*

REQUEST: Applicant proposes to build a 150' communication tower within the C-3 Commercial Zoning District.

**APPLICANT/
OWNER:** Selective Site Consultants 8500 W. 110th St. Ste. 300 Overland Park, KS 66201
Circle B Properties, Inc. 3104 Colony Dr. Jonesboro AR 72403

LOCATION: 3104 Colony Dr.

SITE Tract Size: 1.37 acres (200' x 300')
Proposed tower location is in the rear property 50'x 50' area

DESCRIPTION: Frontage: 200'
Topography: Flat
Existing Developmt: Commercial Building/Parking lot

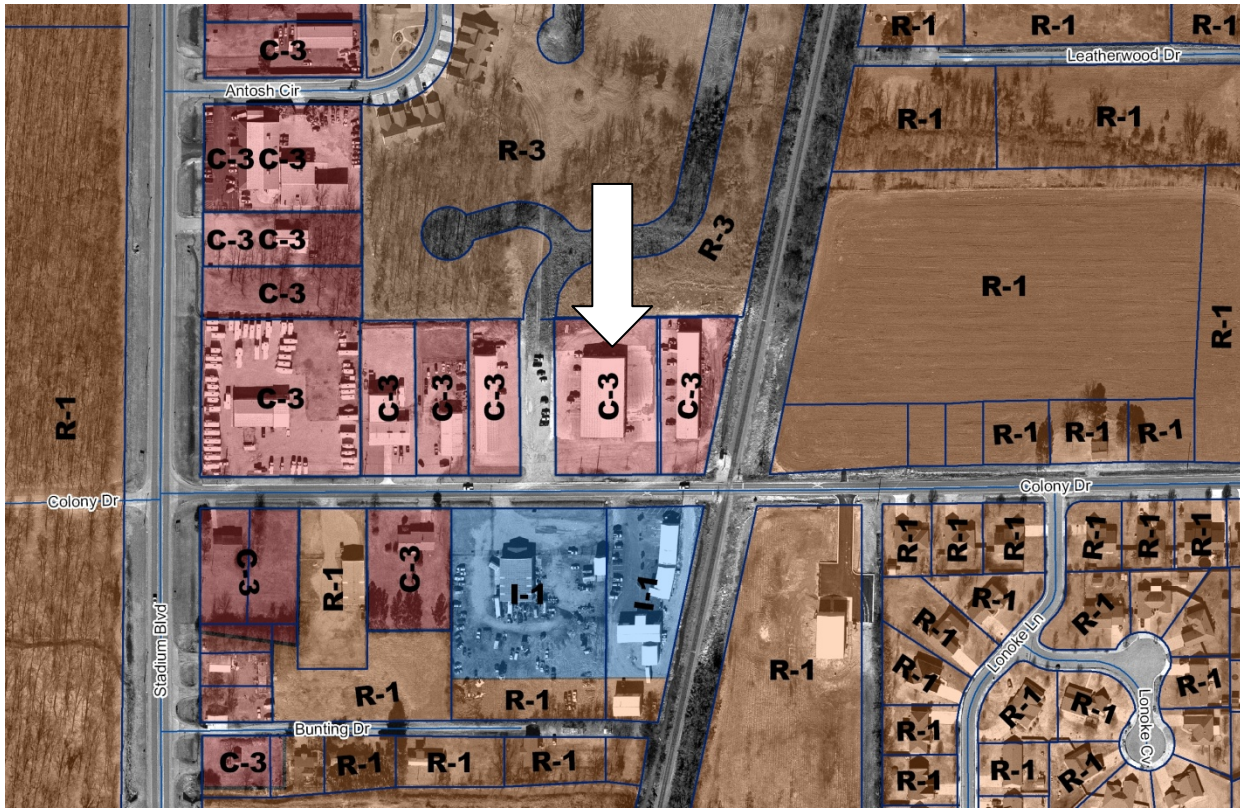
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Residential
South:	I-1	Industrial/Commercial
East:	C-3	Commercial
West:	C-3	Commercial

HISTORY: None

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)



Vicinity/Zoning Map

Findings (Code of Ordinances: Section 117-260):

The chosen site derived after exhausting all collocation options beforehand which included:
 2812 Fox Meadow Ln. - Failed structural stress analysis
 3715 S. Stadium Dr. - Property owner is selling the property

The site plan demonstrates 50' X 50' lease area for the communications tower. The access to the tower is provided thru a 20' ingress/egress easement which is an existing chat drive. The site abuts a wooded lot to the north and surrounded by commercial property in other directions. Proper securing and screening this tower site should alleviate any future concerns.

Staff has no objection to the approval of this request other than the **unclear compliance with structure setbacks**. This should be demonstrated to the Planning Commission for coordination with the multi-family uses to the north of this facility.

Conclusion:

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 Conditional Use Approval, all other building permits and fire safety approval required locally and other approvals required statewide must be applied for and obtained by the applicant.

2. Communications tower on the property shall be secured and screened as demonstrated on proposed site plan.
3. Restrict candle footprint ensure no light pollution to surrounding properties. All driveways and parking spaces shall be striped to help traffic management. Lighting shall satisfy Section 117-260 (5).
4. A detailed landscaping plan shall be submitted to satisfy section 117-260 (2).

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, with the first name being the most prominent.

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking northwest at the subject property.



View looking north of subject property.



View looking east along frontage (Colony Rd).



View looking west along frontage (Colony Rd).



View looking south of proposed location.



View looking west of proposed tower site.



View looking north of subject property (driveway with 20' easement).