

**Metropolitan Area Planning Commission**  
**Staff Report – Conditional Use: Case No. 07-05- Apartment Complex**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Commission on June 12, 2007**

**REQUEST:** Conditional Use Request: Copeland Apartment Complex

**PURPOSE:** To develop property zoned I-1, for a new apartment complex providing approximately 76 units. This project will create secure and affordable housing to the area.

**APPLICANT OWNER:** Kelley Copeland, P.O. Box 2887, Jonesboro AR 72402  
Copeland and Ross, LLC P.O. Box 2887, Jonesboro AR 72402

**LOCATION:** West of Richardson Ave, south of Rook Road, and east of Oaklawn Ave

**SITE DESCRIPTION:** Tract Size: 7.86 acres  
Frontage: 1330.50 ft. along Richardson Rd., 62 ft. on Rook Rd.  
Topography: Predominately flat.  
Existing Dvlpmt: Vacant.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential, New Subdivision
East:	R-1	Residential
West:	C-3, R-2	Residential Subdivision/Retail



**HISTORY:** This request went before the MAPC on July 11, 2006 and was withdrawn due to density and traffic access management issues. Case was withdrawn by applicant on September 12, 2006 and May, 2006 also.

**SITE PLAN AND ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

Parking:

Chapter 14.36 of the Zoning Ordinance requires 2.25 spaces per dwelling unit; where 171 spaces are required.

Parking lot – driveway shall have 20 ft. set back from side property lines. A separation of forty ft. is required between the driveway on one lot and driveways on the adjacent lot(s).

Dumpster Screening – Dumpsters located in any district shall be completely screened from view on all sides visible to the public by a fence or wall with a minimum height of six feet or one foot taller than the dumpster, whichever is greater. Proper dumpster screening must be provided by the applicant.

Landscaping and Screening: Section 14.36.03 regulates minimum landscaping and screening requirements for the City of Jonesboro. The applicant has noted preliminary landscape features on the plans.

**Conclusion:**

The applicant has modified the plan to include a recreational park in the center of the development in Phase 2. The far northern portion of the site has been modified to be the storm detention area.

The requested Conditional Use: Case 07-05 submitted by Kelley Copeland, representing Copeland and Ross, LLC reflects a reduction of units and the addition of a 20 ft. bus access drive since the last review by MACP. The Paddock Subdivision was recently completed just west of the project site, west of the railroad. The Subdivision although zoned for Multi-family (R-2) has single family developed lots. Staff feels that this site is well suited for residential living for that reason, but questions the compact and dense site design. MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That the final development plan be submitted and approved by the Planning Director indicating proper location and screening of the dumpster to satisfy 14.36.03 (d).
2. That a final landscape plan be submitted and approved by the Planning Director.
3. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
4. That the total number of units allowed be limited to a maximum of 76.
5. That side walks be provided along Richardson and Rook Roads along the subject property frontage.
6. That upon issuance of the Zoning Permit Approval, all other building permit and other permits be applied for and obtained by the applicant.
7. That any future commercial uses on the subject site be submitted to the MAPC for consideration and approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
City Planning Director

# Site Photographs



View looking southeasterly towards rail road and abutting SF Subdivision



View looking South towards project site



View looking Northeast towards abutting Meadows Construction Co. Site



View looking east at abutting property across the street from subject property