

*City of Jonesboro Planning Commission*  
**Staff Report – CU 16-05 2400 Phillips Drive-Comfort Inn Hotel**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on April 12, 2016*

**REQUEST:** Applicant proposes Conditional Use for a hotel use within the C-2 District.

**APPLICANT OWNER:** Jimmy Hudspeth, P.A. (Architect), 220 North 6th St., Ste. B, West Memphis AR  
 Baldev Raj Suri, 2400 Phillips Dr., Jonesboro, AR

**LOCATION:** 2400 Phillips Drive

**SITE DESCRIPTION:** Tract Size: 1.54 Acres.  
 Frontage: 279.3' along Phillips Dr.  
 Topography: Flat  
 Existing Developmt.: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-2	Commercial
South:	C-2	Commercial
East:	C-2	Commercial
West:	C-2	Commercial

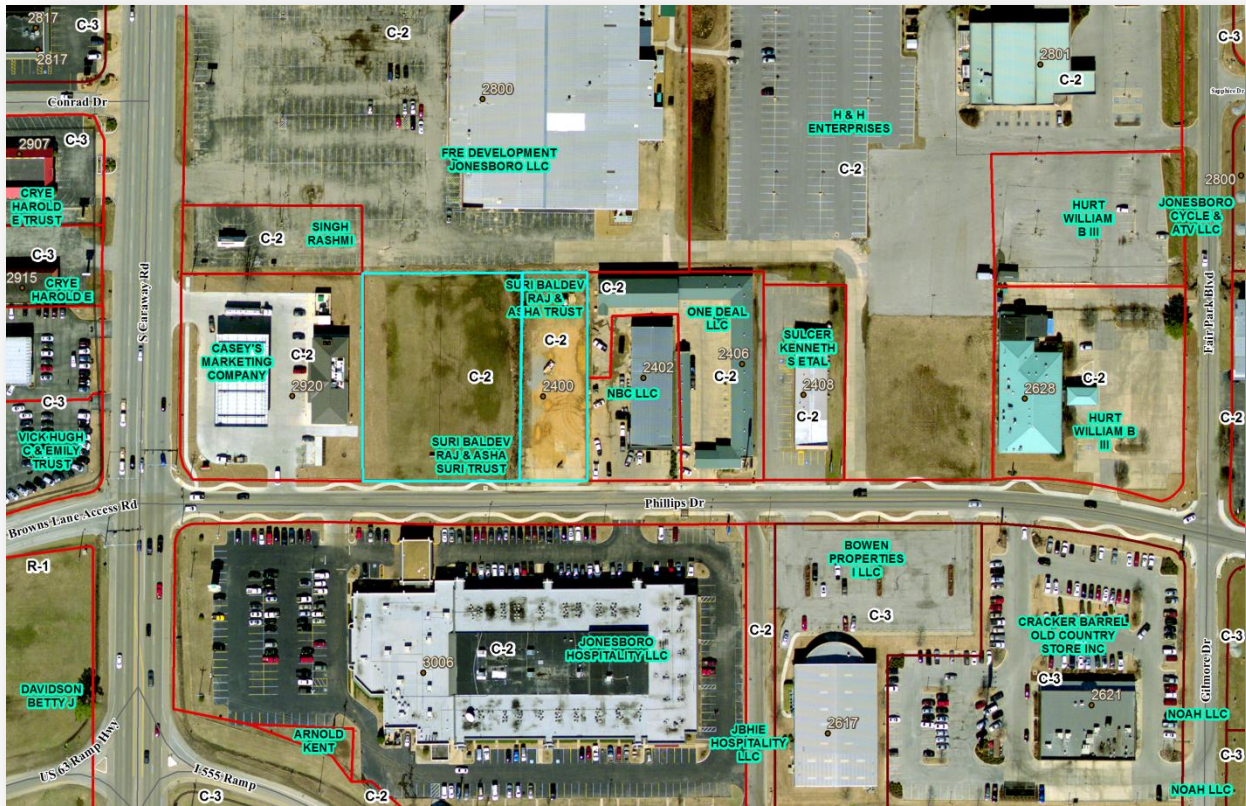
**HISTORY:** MAPC recommended a Text Amendment change to the City Ordinances to deal with Hotel uses located along Phillips and Apache Drives which were previously allowed to be built in a C-2 District. This Code was adopted by Council on September 15, 2015, allowing hotels as a conditional use approval in that district. **Page 3 delineates the newly established hotel district area.**

**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)



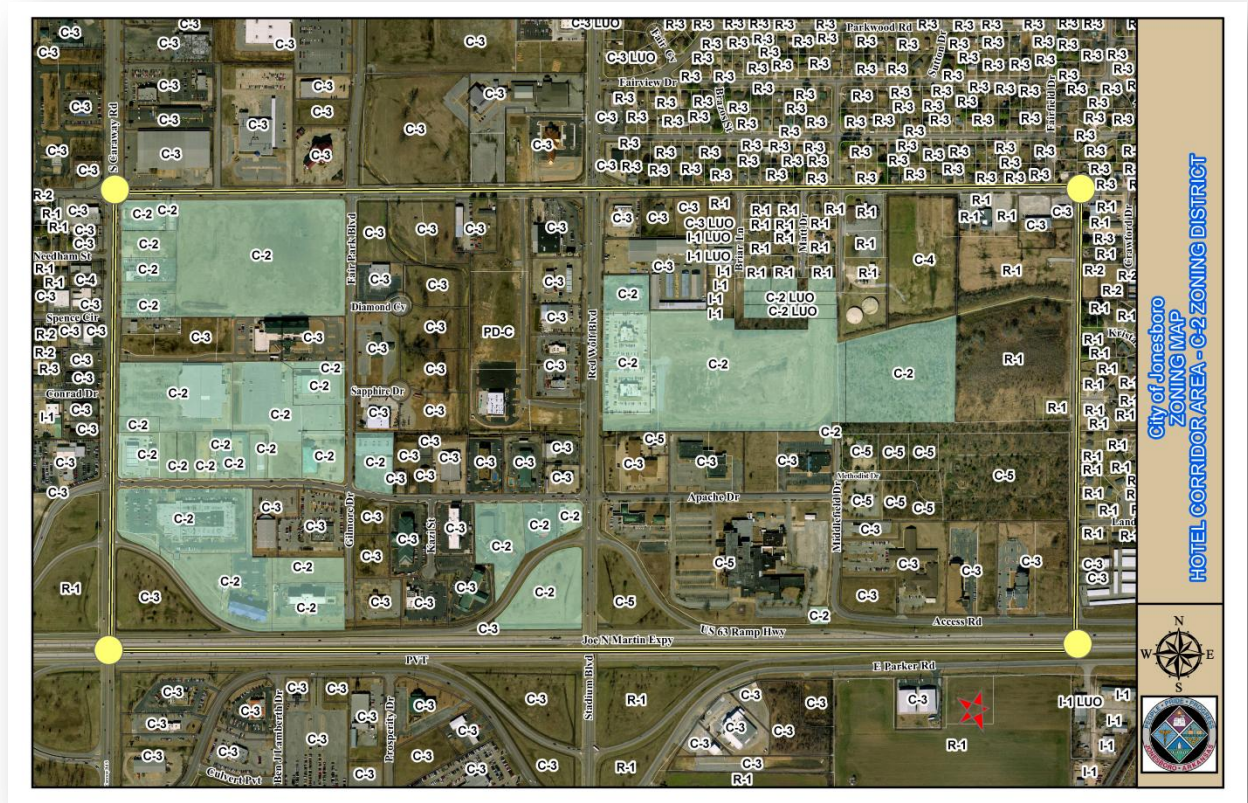
**Applicant’s Proposal:**

The applicant is proposing to build a 4-story, 70 guestroom Comfort Inn Hotel, totaling 41,700 square feet in building area.

On September 15, 2015 the Jonesboro City Council passed Ordinance 15:035, adopting a Text Amendment to Section 117-139 (a) (4) C-2, **Downtown Fringe Commercial District**. This district provides for a transitional area between the downtown core commercial district (C-1) and the surrounding older residential areas which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including offices, services, government facilities and housing. This district is generally considered an inappropriate location for large retail uses greater than 3,000 square foot, with the exception of C-2 zoned land within the Hotel Corridor Area, defined and bound by I-63 to the South, Caraway Rd. to the West, Richardson Dr. to the East, and Race Street to the North.

Hotel/Motel Uses, while requiring a Conditional Use Review and Approval before the Metropolitan Area Planning Commission are accommodated in this area defined above as the Hotel Corridor Area (See Map next page).





**Hotel Corridor Area**

While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. The application meets all other requirements such as setback, height and site plan requirements such as landscaping and parking lot design. See attached site plan for the proposed site design. All details required prior to construction shall be subject to final departmental and utility agency approvals.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 16-05 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 hotel is subject to Grading & Drainage approval by the Engineering Department in compliance with the Stormwater Drainage Manual.
2. That upon issuance of the Zoning Permit 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,

Otis T. Spriggs, AICP, Planning & Zoning Director

**Sample Motion:** I move that we place Case: CU-16-05 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed hotel 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.

# Site Photographs



View looking Northeast toward Site



View looking Northeast toward Site



View looking Southeast from Caraway Rd.