



City of Jonesboro Planning Commission
Staff Report – CU 13-07, OMP! LLC- Indoor Play Center
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on June 11, 2013

REQUEST: ROMP!, LLC requests the rezoning of the property at 3501 E. Parker Road for retail use, currently zoned as I-1.

APPLICANT: ROMP! LLC
OWNER: Craig and Kacie Nelson Trust and J Nelson Family Trust
P.O. Box 568, Farmington, NM 87499

LOCATION: 3501 E. Parker Road, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 0.98 Acres
Frontage: 100' feet +/- along Parker Rd.
Topography: Flat
Existing Development: 8,528 sq. feet metal building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Parker Road
South:	I-1	Warehouse Commercial
East:	I-1	Empty parcel
West:	I-1	Warehouse Commercial

HISTORY: Retail and Industrial

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, 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/Vicinity Map

Findings:

ROMP! LLC requests MAPC Conditional Use Approval for an indoor play center within an existing I-1 Industrial Zoning District, to be located at 3501 E. Parker Road.

The applicant has submitted architectural code review drawings for the proposed use, which is required prior to any permit consideration by Planning, Fire and Inspections. A permit is issued and final inspections and occupancy is contingent up on MAPC's approval of this conditional use application. Sufficient parking is present and applicant has noted handicap parking will be included on project site.

Staff has no problems with the proposed use for recreational purposes. The building was used as a fitness use in the past.

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received	No objection

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 future alterations shall be subject to Planning Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 13-07, as presented for the Indoor Children's Play Center to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South towards the Property



View looking southeast along Parker Rd.



View looking West on Parker Road.