



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – C.U. 10-07 Randy Gilbert 811 Congress Circle
Huntington Building - 900 W. Monroe
For Consideration by the Commission on June 8, 2010*

REQUEST: Conditional Use consideration by MAPC for mini-storage use within the C-3 General Commercial District.

PURPOSE: To construct mini-storage warehouses in C-3 General Commercial.

**APPLICANT/
OWNER:** Randy Gilbert, 7088 Jacks Creek Ln. Owens Cross Roads, AL 35763

LOCATION: 811 Congress Circle (Intersection of W. Washington), Jonesboro AR

**SITE
DESCRIPTION:** Tract Size: 3.01 Acres (130,680 sq.ft.+/-)
Frontage: 474.56' of frontage: 154.70' along W. Washington Ave.,
154.70' along Congress Circle (north side)
165.16' along Congress Circle (east side)
Topography: Predominantly flat
Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Vacant Commercial
South:	C-3 L.U.O.	Church
East:	C-3	Commercial
West:	C-3	Commercial

HISTORY: West Washington Business Complex Phase 1

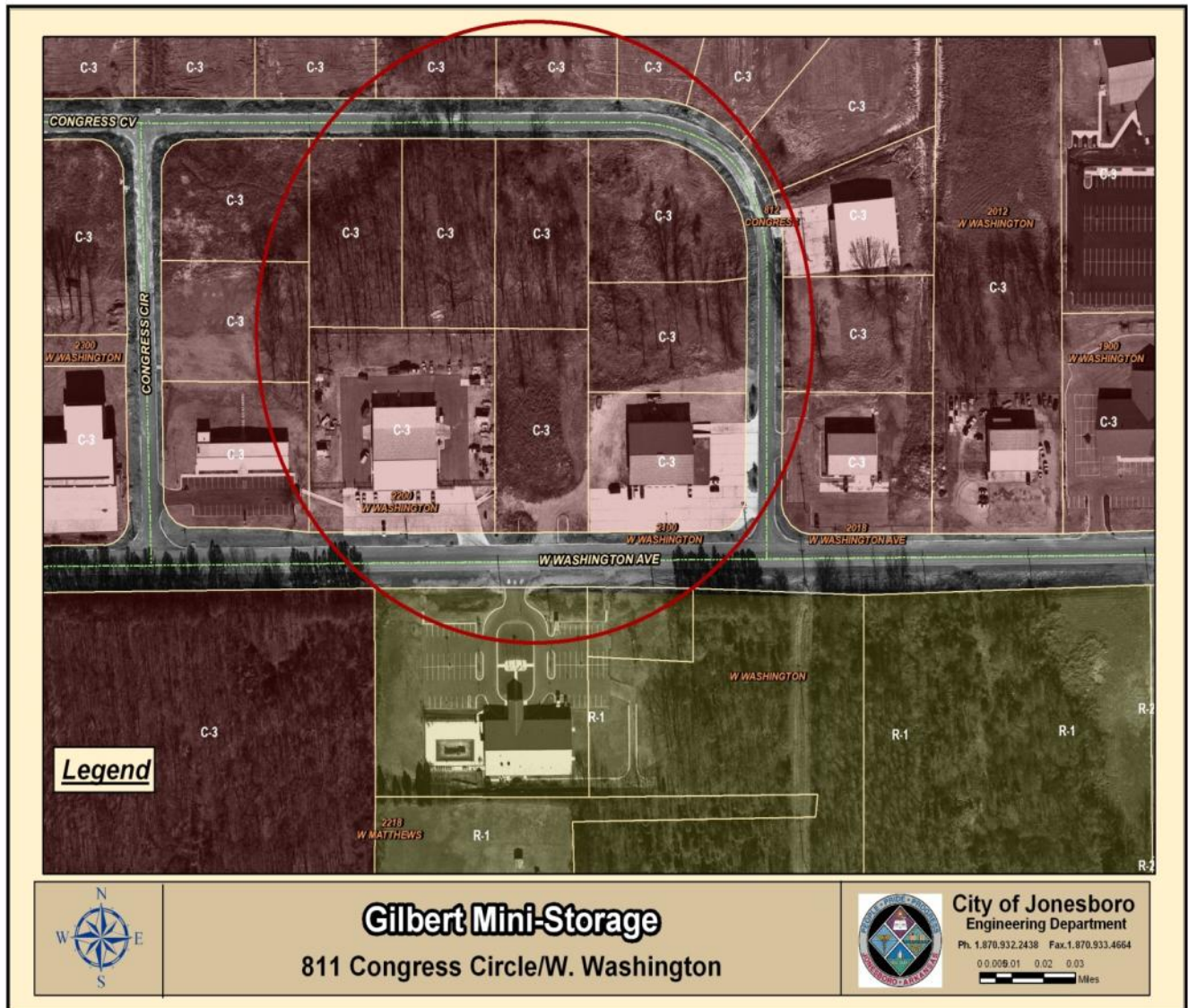
ZONING ANALYSIS: City Planning Staff has reviewed the proposed development and offers the following findings.

Section 117-199 Procedure for authorizing (Conditional Uses):

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)



Findings:

The applicant has proposed 37,200 sq. ft. of mini-storage units within the existing W. Washington Business Complex Subdivision. Staff feels that the proposed use is appropriate and fits within the character of the surrounding commercially planned area.

The existing lot acreage is approximately 3 acres (130,680 sq.ft.+/-), and the proposed building coverage and parking lot coverage equates to 104,981sq. ft. which results in an impervious surface coverage exceeding 80%. Both Planning and Engineering Staff have concerns over that much lot coverage, which leads to question whether good storm water management can be achieved.

The site plan complies with the building setback requirements of the C-3 District. Perimeter fencing has been provided, and unspecified landscaping areas have been labeled on the plan. Staff is convinced that the appropriateness of the (8) conditional use standards above are met for the specific use requested with the exception of the lot coverage in question. MAPC is urged to suggest a reduction in number of units.

Conclusion

The Planning Staff has reviewed the request and all issues regarding impacts on the surrounding area have been considered. Staff recommends that the MAPC votes to approve the conditional request for Gilbert mini-storage within the C-3 District. Subject to the following stipulations:

1. A lighting plan and landscaping plan shall be submitted to the Planning Department as part of the permit approval process.
2. Final public and required private improvements shall be completed for the proposed development as required and determined by the City Engineer. The recent order/notice to properly fund the escrow agreement for the existing commercial subdivision must be satisfied before any future building permits are granted by the City.
3. That a final replat shall be filed upon Conditional Use approval consolidating the three (3) lots into one (1).
4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual. Stormwater detention is required to control peak flow at the outlet of a site such that post-development peak flows are equal to or less than pre-development peak flows for the 2-year through 100-year design storms.
5. All parking and drive areas shall be paved and shall meet all City Code requirements.
6. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state and local agencies shall be satisfied.
7. Substantial work or construction under a conditional use permit must be commenced within one (1) year, or the permit shall terminate. Upon expiration, the owner may request a review of an extension.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning Director
Planning & Zoning Department

Site Photographs



View looking to the northeast from area south of the site



View looking to the north from area southwest of the site



View looking northwest



View looking southwest of the subject site.



View looking west along W. Washington



View looking to the east along Hwy. 49 N Frontage



View looking northerly along Congress Circle



View looking to the southwest



View looking to the southeast



View looking Southwest