

City of Jonesboro Planning Commission
Staff Report – CU 12-04 Central Arkansas Land Development
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on March 13, 2012

REQUEST: Applicant proposes to build a 165' Stealth communications tower within the C-3 Commercial Zoning District and is requesting a Conditional Use Approval by the MAPC.

**APPLICANT/
OWNER:** Central Arkansas Land Development 11708 Kanis Rd. Little Rock, AR 72211
Frank Macon 312 S. Main St. Jonesboro AR 72401

LOCATION: 696 Gladiolus St.
SITE Tract Size: 12,100 Sq. Ft., 0.28 acres
Proposed tower location is in the Northeast corner of property 110' x 110'

DESCRIPTION: Frontage: 431.72'
Topography: Flat
Existing Development: Vacant

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

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:

The applicant has submitted a letter from AT&T which demonstrates that a thorough search of the area has not produced a structure by which we they can co-locate an antenna, thus they must erect their own tower (this site shall house six (6) centerlines of antenna once erected).

The site plan demonstrates a 110' X 110' lease area for the proposed communications tower. The access to the tower is provided thru a 30' ingress/egress easement which has to be constructed. The site abuts vacant land in all directions and it is zoned as commercial property (C-3). Proper securing and screening of this tower site should alleviate any future concerns.

Setback standards.

- a. Wireless facilities on existing support structures shall conform to existing setbacks.
- b. Wireless communication facilities on new support structures shall be set back a minimum of 50 feet from all property lines including street right-of-way lines.

Landscaping.

- a. *New construction.* New wireless facilities on new support structures shall have a landscaped area a minimum of ten feet in width around the outside perimeter of the security fence and shall be planted with the following materials (A landscaping plan must be presented to the Planning Staff for approval):

1. One row of evergreen trees with a minimum caliper of 1.75 inches installed with maximum spacing of 25 feet. Adjustments on the site plan may need to be made in order to accomplish his requirement, given the proposed property line fencing.
2. Evergreen shrubs capable of creating a continuous hedge and obtaining a height of eight feet shall be planted with a maximum spacing of five feet. Plants shall be at least three-gallon container plants and be 36 inches tall at the time of planting.
3. All plants and trees shall be indigenous to this part of the state and shall be drought resistant.

Staff has no objection to the approval of this request and recommends approval to the Planning Commission with the follow stipulations.

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. The Communications Tower on the property shall be secured and screened as compliance with the landscape plan requirements must be demonstrated on a Site Plan before the Planning Department reviewing staff.
3. Restrict candle footprint ensure no light pollution to surrounding properties. Lighting shall satisfy Section 117-260 (5).

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move to approve Conditional Use Case CU 12:04 as presented for a communications tower to be installed within the C-3 Commercial Zoning District 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.

Site Photographs



View looking West towards the subject property.



View looking West of subject property.



View looking East along Gladiolus Dr.



View looking North of project site and abutting property.



View looking North of proposed location.



View looking west of vacant tract surrounding site and apartments in background.



View looking East of abutting apartments.