

*City of Jonesboro Planning Commission*  
**Staff Report – CU 10-09 Linda/Kayla Newcom 1809 Darrick Lane**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Planning Commission on September 14, 2010*

**REQUEST:** To place a residential style pre-manufactured 5-bedroom home on a lot within the Gott Subdivision.

**PURPOSE:**

**APPLICANT/ OWNER:** Kayla Newcom 1811 Darrick Lane, Jonesboro, AR  
 Linda Newcom 1811 Darrick Lane Jonesboro, AR

**LOCATION:** 1809 Darrick Lane, Jonesboro, AR.

**SITE DESCRIPTION:** Tract Size: 0.49 acres.  
 Frontage: Approx. 145' on Darrick Lane  
 Topography: Flat  
 Existing Devlpmt: Vacant lot within a subdivision

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-----------------|
|                                | North: R-1  | Residence       |
|                                | South: R-1  | Residence       |
|                                | East: R-1   | Residence       |
|                                | West: R-1   | Residence       |

**HISTORY:** None

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Jonesboro Future Land Use Map has been updated and shows the area recommended as Single Family-Low Density, which would provide for uses allowed in the R-1 Zoning District.

**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)



Vicinity/Zoning Map

**Findings:**

This subdivision has a number of non-conforming uses that originated prior to annexation of this area. There are a few manufactured homes within the subdivision now. The double wide manufactured home/residential style unit is required when requesting a conditional use within the R-1 Single Family-Low Density District. This request is reasonable and should comply with all city and state regulations.

**Conclusion**

The Planning Staff has reviewed the request and has no issues over allowing the residential style pre-manufactured 5-bedroom home at the location, in reference to the surrounding area. Staff recommends approval to Planning Commission for approval of the double wide manufactured home located within the R-1 Single Family Residential District with the following stipulations.

1. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
2. Final Occupancy shall be achieved within a 12 month time limit.

Respectfully Submitted for Planning Commission Consideration,

Otis T. Spriggs, AICP, Planning Director

# Site Photographs



View looking southwest of the subject site.



View looking north from subject site.



View looking south of subject property.



View looking east along Darrick Lane.



View of abutting home to the north.



View looking west of subject property.