

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 26-01, 2210 MLK JR DR.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 13, 2026

REQUEST: Applicant is requesting conditional use approval to construct gravel storage area for rental equipment.

APPLICANT OWNER: HERC Rentals, 2400 MLK JR DR
Max Dacus Sr Trust

LOCATION: 2210 MLK JR DR

SITE DESCRIPTION: Tract Size: 1.63 +/- Acres
Frontage: Approx. 105.4' along Dr MLK Jr Dr.
Topography: Flat Lot.
Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	AG-1	Agricultural
South:	I-1	Industrial
East:	I-1	Industrial
West:	I-2	Industrial

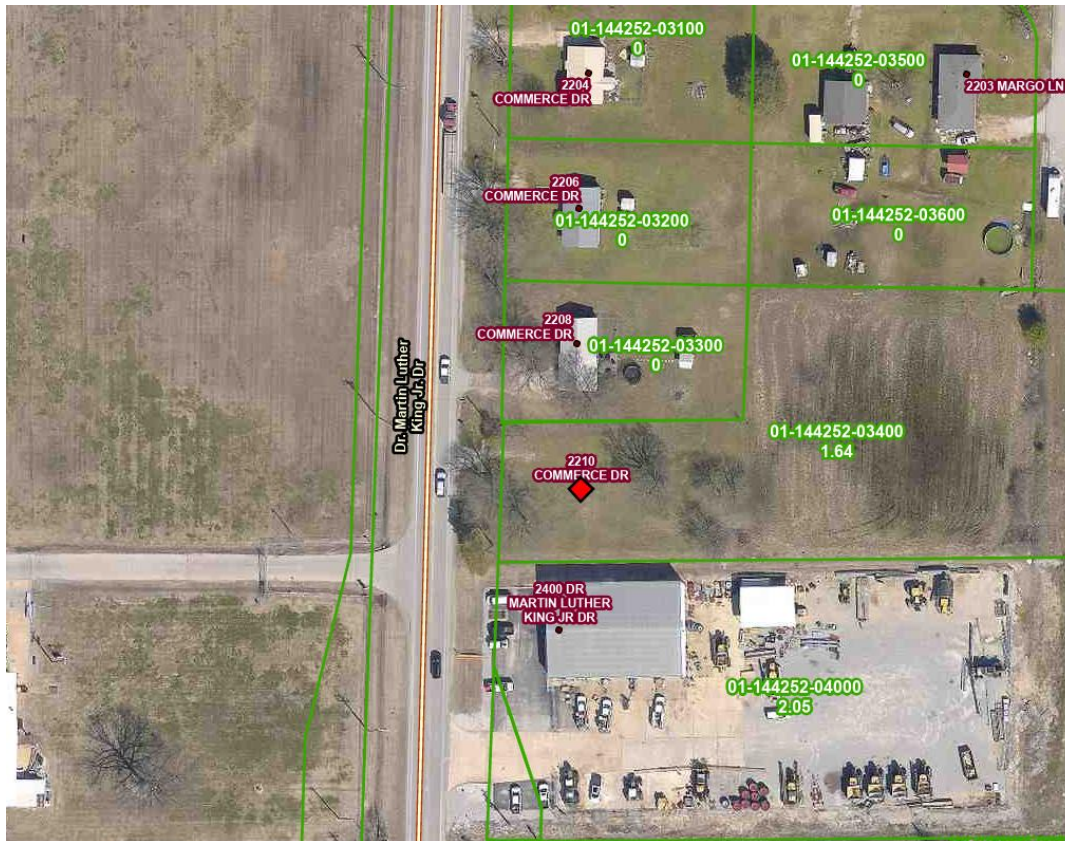
HISTORY: Freight yard and office space

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)



Land Use Map

Applicant's Proposal:

The applicant is seeking approval to construct gravel storage area for rental equipment. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Warehousing means the storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers, as well as activities involving significant movement and storage of products or equipment. Typical uses include truck terminals, major mail distribution centers, frozen food lockers, motor freight terminals, and moving and storage firms, but excluding residential storage warehouses.

Conclusion:

The Planning Staff have reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. The site shall comply with all Overlay District requirements.
3. The interior area of any salvage or wrecking operation shall be screened from view by fencing.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-26-01 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within 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.