



Metropolitan Area Planning Commission
Staff Report – Conditional Use Case 07-11- RES Development- Off Premise Sign
Huntington Building - 900 W. Monroe
For Consideration by the Commission on October 9, 2007

REQUEST: Applicant proposes to construct an off-premise billboard. Because the site abuts residential property, the applicant is required to request a conditional use approval by the MAPC for off-premise signage.

APPLICANT

OWNER: Gibson's Sign-Mart 2820 Highland Dr.
RES Development 2807 Longview Dr.

LOCATION: 3750 Moore Rd.

SITE DESCRIPTION: Tract Size: 74.56 +/- acres
Frontage: 200 +
Topography: Flat
Existing Dvlpmt: Vacant.

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

HISTORY: None

Conclusion:

Staff finds that the requested Conditional Use: Case 07-11: Conditional Use will be a proper fit into the general project vicinity and will promote sound land use planning the City of Jonesboro. The frontage road along Hwy 63 currently has 2 existing billboards with a third recently approved. The billboards have demonstrated the distance requirements set forth by the zoning ordinance can be achieved.

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking Southeast at the Subject Property



View Looking West Along Moore Road.



View Looking North of the Subject Property



View Looking Northeast Along Frontage Road.