

City of Jonesboro Planning Commission
Staff Report – CU 11-01 Delanex/Jorge de la Garza
 Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on February 8, 2011

REQUEST: Applicant proposes to use a 2,934 sq. ft. existing structure as a Counseling Center within an R-2 Residential Zoning District.

**APPLICANT/
OWNER:** Delanex Inc., 517 W. Jefferson Ave. Jonesboro, AR 72401
 Jorge de la Garza, 1708 Wembleton Dr. Jonesboro, AR 72401

LOCATION: 517 W. Jefferson Ave.

SITE DESCRIPTION: Tract Size: 0.37 acres
 Frontage: 90'
 Topography: Flat
 Existing Dvlpmt: Single Family Home

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-2	Commercial/City Hall
South:	R-2	Residential
East:	R-2	Residential
West:	R-2	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)

Findings:

The facility’s layout demonstrates ingress/egress off of W. Jefferson Ave. The structure has two floors (2,934 sq. ft.), carport, large backyard and an alley in the rear. A six foot fence to provide security and privacy to the property on the south side should be considered.

No exterior modifications were detailed or outlined and the residential character of the home shall remain intact. The applicant proposes to gain MAPC approval to allow the facility to have a place of their own to counsel women and children. This type of facility is not new to this area and will provide a positive impact within the community. The site lies in close proximity to other office, governmental uses and will be compatible with the surrounding land uses.

Staff has no objection to the approval of this request and recommends MAPC approval of the facility as a conditional use.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 11-01, will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. Zoning compliance is demonstrated as set forth by the zoning ordinance.

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.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking south at the subject property.



View looking east of Jefferson Ave.



View looking west along Jefferson Ave.



View looking north of City Hall parking area.



View looking south of subject property rear yard.



View looking north of rear yard.



View looking west of alley behind subject property.