



Metropolitan Area Planning Commission
Staff Report – Conditional Use Case 07-06- Fire Station #7
Huntington Building - 900 W. Monroe
For Consideration by the Commission on May 8, 2007

REQUEST: Applicant proposes to construct Fire Station #7 within the R-1 zoning.

**APPLICANT/
OWNER:** City of Jonesboro
515 W. Washington

LOCATION: 8461 CW Pos, Jonesboro, AR

**SITE
DESCRIPTION:** Tract Size: 1.5 Acres
Frontage: 250.07' on CW Post
Topography: Flat
Existing Dvlpmt: Residence

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

STAFF REVIEW:

The City is in the process of constructing Fire Station #7 in the underserved Industrial sector of the city. The code requires this request as a Conditional Use before the Planning Commission given that the site is zoned R-1 Single Family Residential.

CONCLUSION:

Staff finds that the requested Conditional Use: Case 07-06 will be a reasonable request in the neighborhood and will promote sound land use planning the City of Jonesboro. MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director