

*City of Jonesboro Planning Commission  
Staff Report – CU 11-03 Herb Starr/Mary J. Dyer  
Huntington Building - 900 W. Monroe  
For Consideration by Planning Commission on March 8, 2011*

**REQUEST:** Applicant proposes to use a 660 sq. ft. existing structure within an R-1 Residential Zoning District as an accessory dwelling under the Conditional Use process.

**APPLICANT/  
OWNER:** Mary Jamie Dyer 811 Catfish, Lake City, AR 72401  
Herb Starr 615 W. Thomas St., Jonesboro, AR 72401

**LOCATION:** 615 W. Thomas St., Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 0.25 acres 11,560 sq. ft.  
Frontage: 75' along W. Thomas Ave.  
Topography: Flat  
Existing Dvlpmt: Single Family Home

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Residential
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 of Chapter 117 of the Jonesboro Code of Ordinances, 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. (Chapter 117-197)

**Findings:**

The principle structure has an area of 1,240 sq. ft., with a large backyard and an accessory dwelling unit in the rear. Existing fences 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 her adult daughter to reside within the accessory dwelling unit and gain skills for future independence. The proximity of the apartment will provide comfort to both mother and daughter. Her daughter wants to go to college, and eventually live on her own. The visual appearance will not demonstrate or produce any negative impacts (e.g. traffic, noise).

Staff has no objection to the approval of this request and recommends MAPC approval of the facility as a conditional use due to the fact that the structure was previously used as an apartment unit but the time period lapse beyond one year in terms of continued use.



**Zoning/Vicinity Map**

**Conclusion:**

Staff finds that the requested Conditional Use: Case CU 11-03 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 future alterations to the structure shall be subject to MAPC approval in the future. No additional dwelling units shall be permitted on the property.

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, written in a professional style.

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking south at the subject property.



View looking west along W. Thomas Ave.



View looking east along W. Thomas Ave.



View looking at subject property (principle structure).



View looking at subject property (accessory dwelling structure) rear yard.



View looking north of rear yard.