

City of Jonesboro Planning Commission
Staff Report – CU 20-04: 2610 Nestle Way & 2801 Great Dane Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 26, 2020

REQUEST: Applicant proposes a Conditional Use to build Solar Power Park in an I-2 General Industrial District.

APPLICANT

OWNER: TPE Jonesboro Solar Park, 999 13TH Street, Denver, Co

LOCATION: 2610 Nestle Way & 2801 Great Dane Drive, Jonesboro, AR 72401

SITE

DESCRIPTION: Tract Size: 97.6 +/- Acres
Frontage: Around 930 ft. along Nestle Way & 2,556 ft. along Great Dane
Topography: Flat
Existing Development: Vacant

**SURROUNDING
CONDITIONS:**

<u>ZONE</u>	<u>LAND USE</u>
North: I-2	General Industrial District
South: I-2	General Industrial District
East: I-2	General Industrial District
West: R-1, I-1, I-2	Residential / Industrial District

HISTORY: These lots are vacant.

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 adequate, and not inconsistent with requirements of this chapter
- (7) The proposed landscaping and screening of the proposed use will be 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)



