

*City of Jonesboro Planning Commission
Staff Report – CU 20-03: 1500 Loberg
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 12, 2020*

REQUEST: Applicant proposes a Conditional Use to continue use of a business in a R-1 Single Family District.

APPLICANT Reed and Spikes, LLC, 2309 E. Matthews, Jonesboro, AR 72401
OWNER: Dennis Lard, 3309 Lacoste, Jonesboro, AR 72404

LOCATION: 1500 Loberg, Jonesboro, AR 72401

SITE Tract Size: +/- 2.30 Acres
DESCRIPTION: Frontage: Around 250 feet along Loberg Lane
Topography: Flat
Existing Development: Building

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-2	Medium Density District
	South: R-1	Single Family District
	East: R-2	Medium Density District
	West: R-2	Single Family District

HISTORY: Office / Warehouse Building

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)

Aerial View/Zoning Map

Applicant's Proposal:

The owner would like to continue the use as a Business. The owner bought this as a commercial lot.

Conclusion:

Staff finds that the requested Conditional Use: Case 20-03 will fit into the development plans for the area and are compatible with the general project vicinity for the City of Jonesboro. This has been a business since 1986. Staff requires that the area stay like it has been in the past where everything is stored inside the building to keep with the Residential Neighborhood.

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 permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.
2. Fencing will be required to buffer from equipment, trucks, trailers, etc. from residential neighborhood if stored outside the building.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 20-03 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed office / warehouse storage facility will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



