

*City of Jonesboro Planning Commission
Staff Report – CU 10-05 Hilltop Eyecare, PLLC
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on May 11, 2010*

REQUEST: Applicant proposes to transition an existing residential structure into a mixed use with medical office use below and residential above located within a C-3 L.U.O. District. The optical use is currently under operation with a formal occupancy approval.

APPLICANT

OWNER: Jacob & Megan Moll, 3412 Western Gales, Jonesboro, AR

LOCATION: 3705 E. Johnson Ave., Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	0.48 acres
Frontage:	116 ft. along E. Johnson Ave.
Topography:	Predominantly flat
Existing Development:	Existing Single Family home, Lower level converted into Office.

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	R-1	Residential
East:	R-1/C-3	Residential/Commercial
West:	C-3	Commercial

HISTORY: Previously rezoned to C-3 L.U.O., under ORD-02:577 passed August 5, 2002 by City Council.



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. Section 117-198 (Zoning Ord., § 14.24.02)

While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC as a conditional use. The applicant is proposing a 3,900 sq. ft. mixed use occupancy and proposes to use the current second level space for a personal residential dwelling (900 s.f.) with all available amenities.

The commercial usage (2,800 s.f.) is approved and limited to a medical office setting with no use of hazardous substances/equipment that will propose a risk to residential use. Additionally, there will be no adverse impacts on neighboring properties and a six-foot privacy fence is separating the building from adjacent properties. The proposed residential use change requires building code evaluation and architectural services through the permit process. The applicant is responsible for satisfying all fire and building code requirements.

Conclusion:

Staff finds that the requested Conditional Use: Case 10-05: Hilltop Eyecare & Optical, PLLC 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 the lighting shall be maintained at restricted levels to prevent adverse effect on abutting residential.
2. That upon issuance of the Zoning Conditional Use Approval, all other building permit and other permits required locally and statewide 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 south at the subject property



View looking southwest at neighboring property



View looking southeasterly at neighboring properties.



View looking south at subject property



View looking south at the subject property.



View looking south at the subject property.