

*City of Jonesboro Planning Commission
Staff Report – CU 20-14: 413 Ridgecrest Street
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 12, 2021*

REQUEST: Applicant proposes a Conditional Use to upgrade an existing Wastewater Pump Station and replace an existing Chain Link Fence with a 4-foot tall decorative metal fence around the site in an R-1 Single Family Residential District. Just need to bring in compliance for the Facility

APPLICANT OWNER: **Jonesboro City Water and Light, 400 E Monroe Ave.**

LOCATION: 413 Ridgecrest Street, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: around .328 +/- Acres
Frontage: Around 76 ft. along Ridgecrest Street
Topography: Flat
Existing Development: Existing Wastewater Pump Station

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

HISTORY: CWL has owned since 2002.

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 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 develop the .328 acres of the property existing Wastewater Pump Station Updating. A site plan was attached to the Conditional Use application.

Conclusion:

Staff finds that the requested Conditional Use: Case 20-14 will fit into the redevelopment plans for the area and are compatible with the general project vicinity for the City of Jonesboro.

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.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 20-14 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed updated Wastewater Pump Station 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.

