

**City of Jonesboro Planning Commission**  
**Staff Report – CU 13-12, 4917 Peachtree Ave.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Planning Commission on October 7, 2013*

**REQUEST:** Applicant proposes a building to be used as a residence and storage facility located in the R-1 Single Family Zoning District.

**PURPOSE:** The applicant is proposing a residence a parent and the storage of cars and motorcycles.

**OWNER:** Joseph and Jimmiee Smithee, 4917 Peachtree Ave., Jonesboro, AR

**APPLICANT:** Brody Belk / Belk Construction, P.O. 127, Brookland AR 72417

**LOCATION:** 4921 Peachtree Ave., Jonesboro, AR.

**SITE DESCRIPTION:**

Tract Size:	77,910 sq. ft. / 1.79 acres
Frontage:	Approximately 371 ft.
Topography:	Flat
Existing Use:	Undeveloped

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residence
South:	R-1	Residence
East:	R-1	Residence
West:	R-1	Residence

**HISTORY:** None

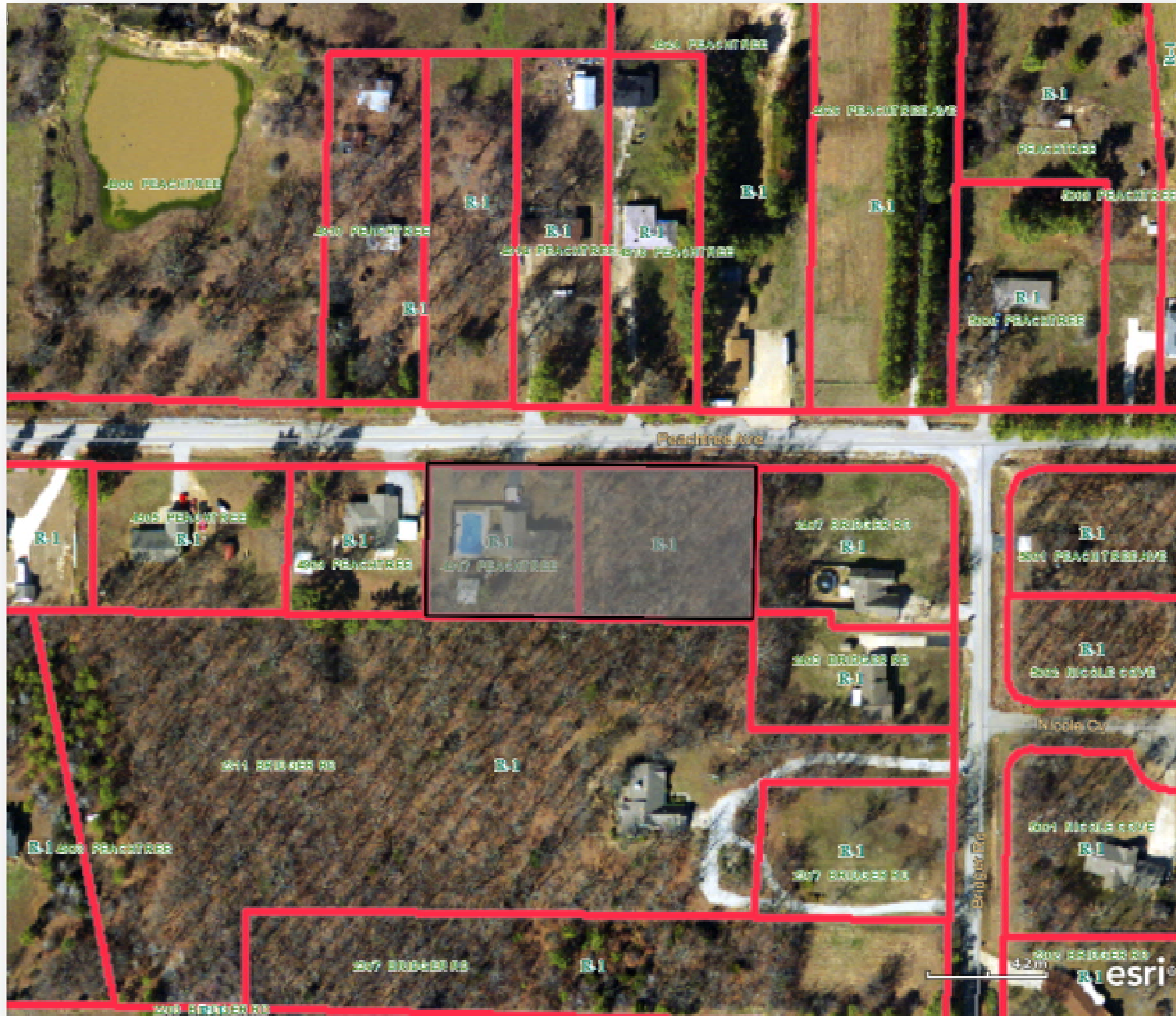
**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**Section 117-199 Procedure for authorizing (Conditional Uses):**

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.
- (Zoning Ord., § 14.24.02)



Aerial Map/ Vicinity Map

**Findings:**

The proposed accessory dwelling is requested to be approved under the Conditional Use process under the functions of the MAPC. The applicant hopes to build the accessory garage with a dwelling unit attached to care for an elderly parent. The owners are not planning to create an outside rental unit, but

will use the living quarters within the family structure. Handling of the septic waste will have to be approved by the Environmental Health Department.

In review of the current application, there were no reasons or findings of conflict of Section 117-199, (Zoning Ord., § 14.24.02), that would deem the propose use unfit for the site location. As illustrated in the photographs, the home location has ample space area to ensure that proper building setbacks will be adequate.

**Conclusion**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for approval of the family home day-care located within the R-1 Single Family Residential District with the following stipulations:

1. That the accessory dwelling unit shall only be utilized by immediate family and shall not be used a rental apartment for persons unrelated by blood.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP  
Planning Director  
Planning & Zoning Department

**Sample Motion:**

I move that we place Case: CU 13-12 on the floor for consideration as a Conditional Use for a accessory dwelling within an R-1 Single Family District. The Commission finds that the use is compatible and suitable with the zoning, uses, and character of the surrounding area.

# Site Photographs



Subject site located at 4921 Peachtree Ave. View toward property located to the south of site at 2311 Bridger Rd.



View across subject site toward residences located to the east of site at 2403 and 2407 Bridger Rd.



Residence of subject site owner located to the west of site at 4917 Peachtree Ave.



Property located northwest of site at 4914 Peachtree Ave.



Property located north of site at 4918 Peachtree Ave.



Property located northeast of site at 4924 Peachtree Ave.



Property located east of site at 2407 Bridger Rd.



Property located southeast of site at 2403 Bridger Rd..