

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – CU 22-02, 3411 & 3413 E Johnson Ave  
300 S. Church Street/Municipal Center  
For Consideration by Planning Commission on October 25, 2022*

**REQUEST:** Applicant proposes a Conditional Use to allow for a retail space and fast food establishment with drive through in a C-4 Neighborhood Commercial District.

**APPLICANT OWNER:** Sharada Madhuri, 42 CR 7612 Brookland  
Quinn Family Limited, 4506 Mt. Carmel Rd

**LOCATION:** 3411 & 3413 E. Johnson Ave.

**SITE DESCRIPTION:** Tract Size: 1.35 +/- Acres  
Frontage: Approx. 250' along E. Johnson Ave.  
Topography: Flat Lot.  
Existing Development: Vacant

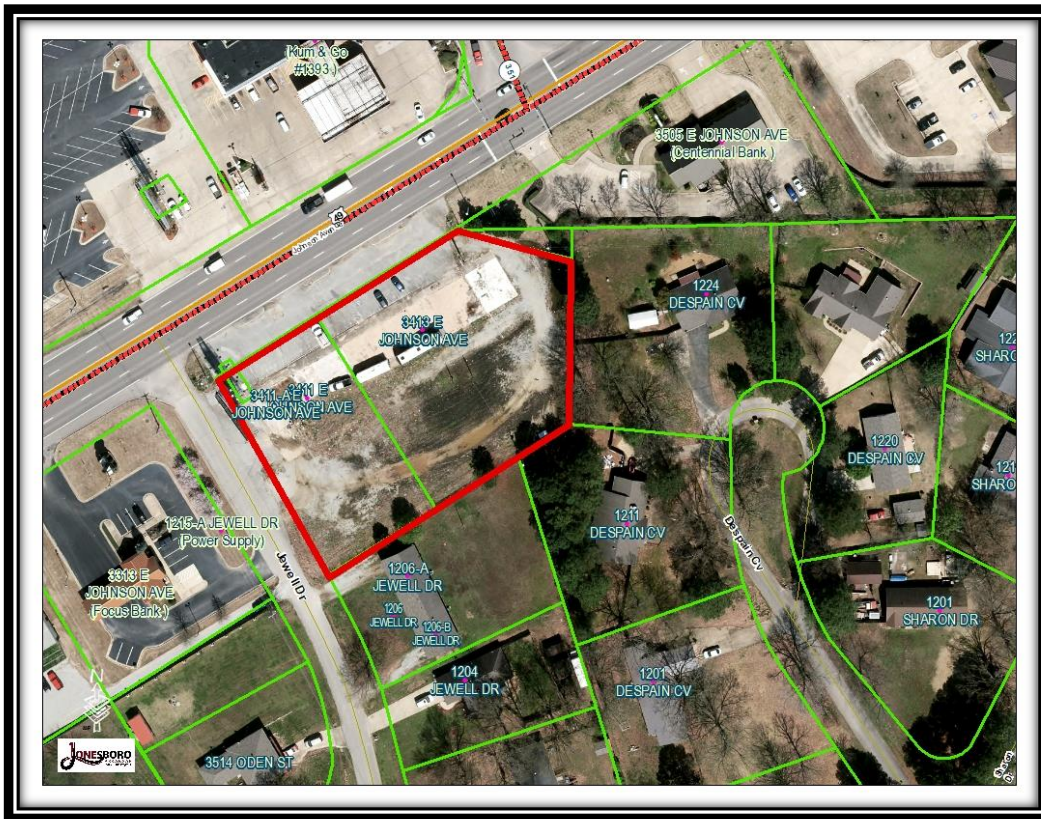
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	R-1	Residential
East:	R-1/C-4	Residential/Commercial
West:	C-3	Commercial

**HISTORY:** Residential Use

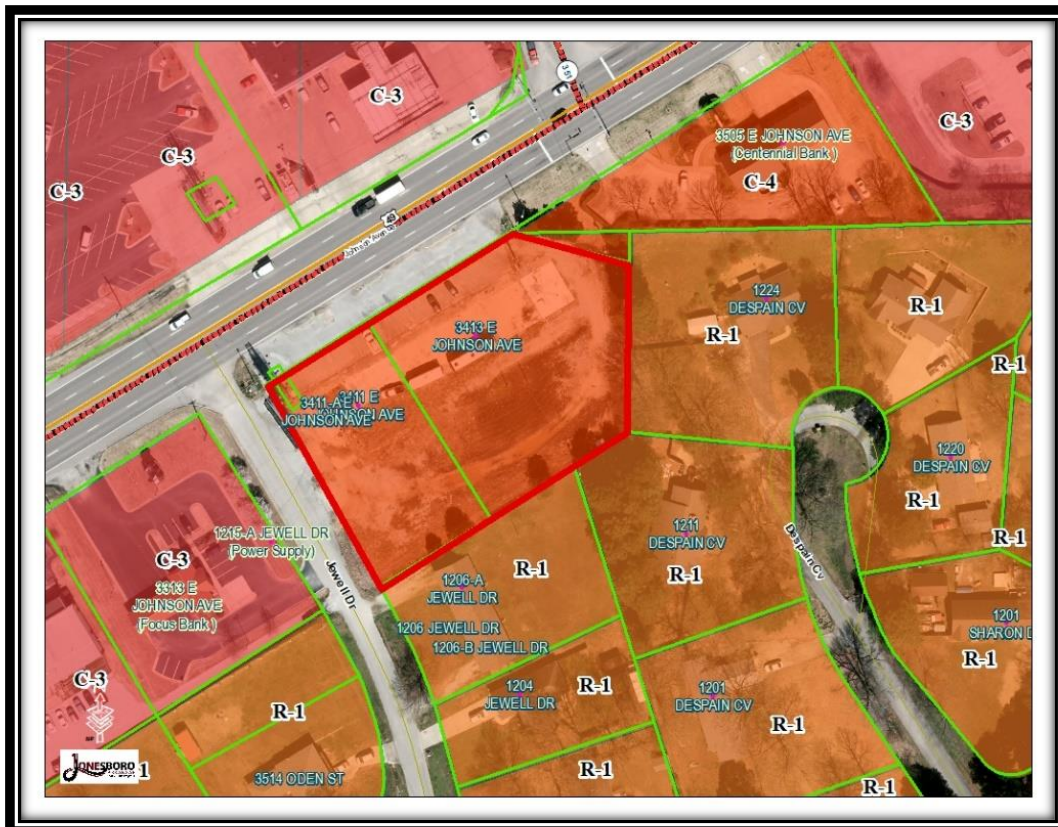
**Zoning Code Analysis:**

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. (Zoning Ord., § 14.24.02)



Aerial View



Zoning Map

**Applicant’s Proposal:**

The applicant would like to open a retail space and a fast food restaurant with a drive through at the subject location. The proposed use must be approved under the Conditional Use process under the functions of the MAPC.

*Restaurant, fast-food*, means an establishment where the principal business is the sale of food and nonalcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in-style restaurant offering quick food service, where orders are generally not taken at the customers table, where food is generally served in disposable wrapping or containers and where food and beverages may be served directly to the customer in an automobile.

*Retail/service* means the sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor covering, art supplies, kitchen utensils, jewelry, drugs, laundromat, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

**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 retail space and fast food restaurant located within the C-4 Neighborhood Commercial District with the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and licenses required locally and statewide be applied for and obtained by the applicant.
2. This lot is included in the Overlay District and will be required to follow all Overlay Distrust guidelines.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-22-02 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within 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.