

*City of Jonesboro Planning Commission*  
**Staff Report –CU 13-13 – 3406 Willow Rd., Indoor Entertainment**  
**Municipal Center – 300 South Church Street**  
*For Consideration by Planning Commission on November 12, 2013*

**REQUEST:** Applicant requests MAPC approval of a Conditional Use to permit Indoor Entertainment on a property zoned I-2 general industrial district

**APPLICANT:** Curtis Carter, 3304 Jeridon Cove, Jonesboro, AR

**OWNER:** Brett Overman, 3406 Willow Road, Jonesboro, AR

**LOCATION:** 3406 Willow Road, South of East Parker Road

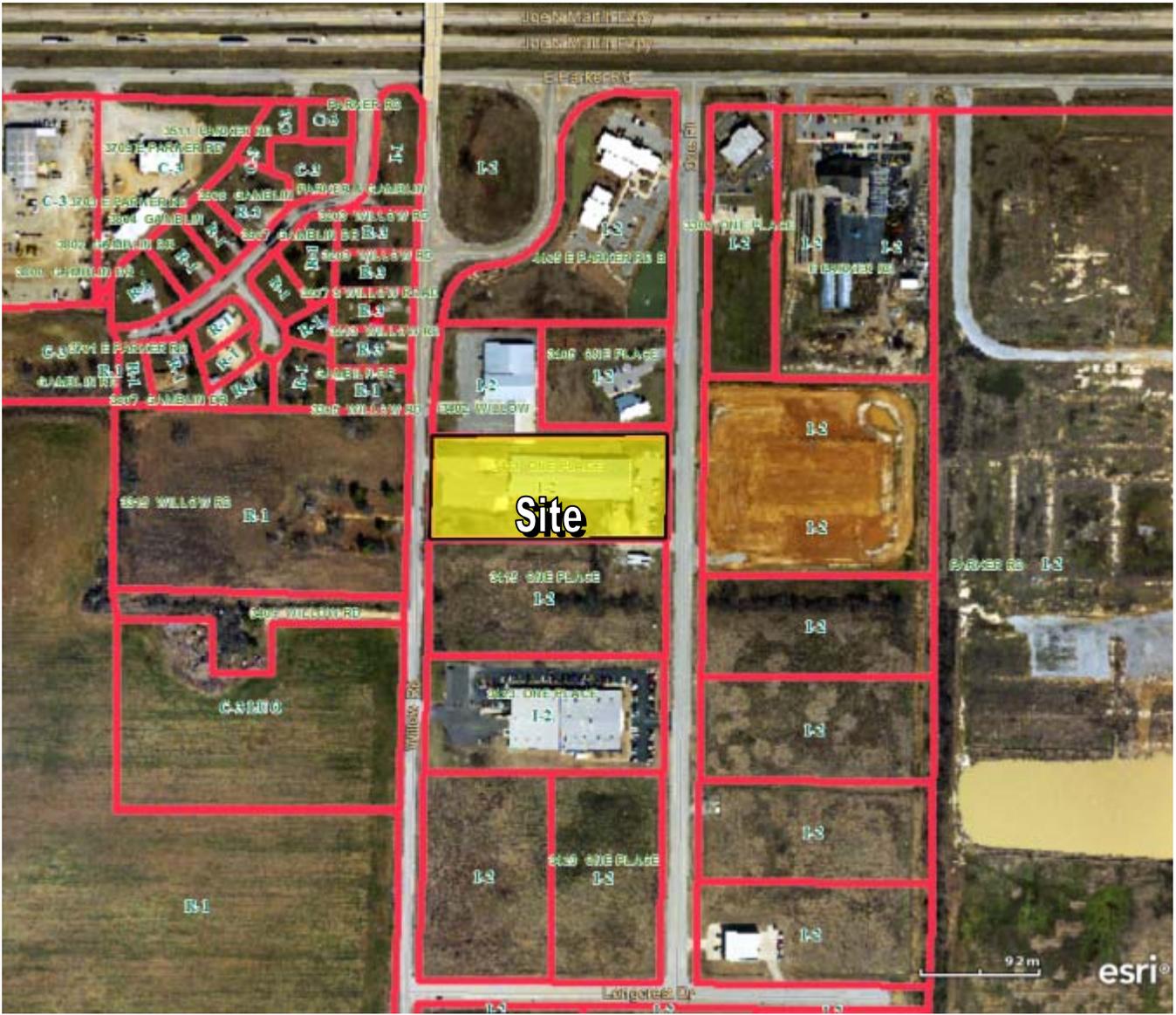
**SITE DESCRIPTION:** Tract Size: 3.7 acres +/-  
 Frontage: Approx. 269 feet  
 Topography: flat  
 Ex. Development:

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: I-2	Indoor Recreation
	South: I-2	Vacant/Undeveloped
	East: I-2	Warehousing/Distribution
	West: R-1	Vacant/Undeveloped

**Zoning Code Analysis:**

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, 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 landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (7) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Chapter 117-197)



**Zoning/Vicinity Map**

**Findings:**

Mr. Curtis Carter (business owner of Cheer’s Unlimited – 22 Years of business) requests MAPC Conditional Use Approval for an entertainment center within an existing I-2 Industrial Zoning District, to be located at 3406 Willow Road.

The applicant submitted a letter explaining the need for the conditional use approval for private, pre-approved fundraising functions both during and after traditional business hours. The applicant also proposes to have security available and has provided a plan to address any overflow parking needs with an adjacent property owner.

Because of a neighborhood uproar of concerns over traffic, parking and noise issues, the applicant is aware and explains that the outdoor security is being hired to deal with any nuisance or noise issues. A permit is issued and final inspections and occupancy is contingent up on MAPC’s approval of this

The building has been utilized as the indoor play/cheerleading use for years. The history of the use is unknown. There are also a host of other uses in this immediate area that are not customarily allowed in the I-2 District such as office, church use, etc.

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Received	Noted no objection
<b>Streets/Sanitation</b>	Received	Noted no objection
<b>Police</b>	Pending	No comments to date
<b>Fire Department</b>	Received	Noted no objection
<b>MPO</b>	Received	Noted no objection
<b>Jets</b>	Received	Noted no objection
<b>Utility Companies</b>	Received	No objection

**Conclusion:**

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 future alterations shall be subject to Planning Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.

**Sample Motion:**

*I move to approve Conditional Use Case CU 13-13, as presented for the Indoor Entertainment Center to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-2 as recommended by the Planning Staff.*



Otis T. Spriggs, AICP  
 Planning & Zoning Director

# Site Photographs



View looking east toward subject site.



View of facility located to the south of subject site.



View of property located to the west of subject site.



View of property located to the west of subject site.



View of property located to the west of subject site.



View of residences located to the northwest of subject site.



View of facility located to the north of subject site.