

*City of Jonesboro Planning Commission
Staff Report – CU 13-08, JHS, SBA Tower
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on June 11, 2013*

REQUEST: SBA Towers IV, LLC, applicant is requesting a Conditional Use approval of a 100 ft. monopole telecommunication tower to be located on property owned by Jonesboro School District, located at 301 Hurricane Dr., Jonesboro High School Campus, within a R-1 Single Family Residential District.

APPLICANT: SBA Towers IV, LLC, 5900 Broken Sound Pkwy. NW, Boca Raton, FL 33487

OWNER: Jonesboro School District, 2506 Southwest Sq., Jonesboro, AR 72401

LOCATION: 301 Hurricane Drive, Jonesboro, AR 72401

SITE DESCRIPTION:

Lease Area:	0.08 +/- Acres
Frontage:	986' feet along College, 1293' ft. on Main, 796' ft along Highland
Topography:	Slightly sloped
Existing Development:	High School

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	C-3	Residential/Commercial
East:	C-2,3,4	Residential/Commercial
West:	R-1	Residential

HISTORY: Jonesboro School District

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 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.



Vicinity/Area Map

Findings:

SBA Towers IV, LLC, applicant is requesting a Conditional Use approval of a 100 ft. monopole telecommunication tower to be located on property owned by Jonesboro School District, located at 301 Hurricane Dr., on the Jonesboro High School Campus, within an R-1 Single Family Residential District.

The only co-locatable structure within the search area reportedly is a city owned water tank which does not have the desired height. The ordinance for wireless facilities sets out requirements that are more than adequate to minimize any adverse impacts on neighborhood properties.

The applicant intends to follow the requirements of the ordinance to the letter. The subject property is bordered partially by residential and partially by commercial properties.

Setbacks:

Setbacks are posed 150 ft. from the western property line. The fence will be 120 ft. from the property line to the nearest neighbor, proposed at 6 ft., 8 ft. high is required and recommended. Landscaping has been proposed to meet the minimum requirements.

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	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 tower/antenna 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.
3. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 13-08, as presented for SBA telecommunications tower 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 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photos



View looking South towards Site



View looking South towards Site



View looking north of School on College Dr.



View looking northeast of site along College