

City of Jonesboro Planning Commission
Staff Report – CU 20-05: 114 Joe N. Martin Expressway
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 26, 2020

REQUEST: Applicant proposes a Conditional Use to build mini-warehouse storage facility in a C-3 General Commercial District.

**APPLICANT
OWNER:**

Campbell Family Trust, P.O. Box 2645, Jonesboro, AR 72403

LOCATION:

114 Joe N. Martin Expressway, Jonesboro, AR 72401

SITE

Tract Size: +/- 8.82 Acres - This will be 1.5 acres where the Storage is going.

DESCRIPTION:

Frontage: Around 704.00 +/- feet along Joe E. Martin Expressway
Topography: Flat
Existing Development: Jonesboro Auto Auction

**SURROUNDING
CONDITIONS:**

<u>ZONE</u>	<u>LAND USE</u>
North: C-3	General Commercial District
South: C-3	ROW / General Commercial District
East: C-3	ROW / General Commercial District
West: C-3	General Commercial District

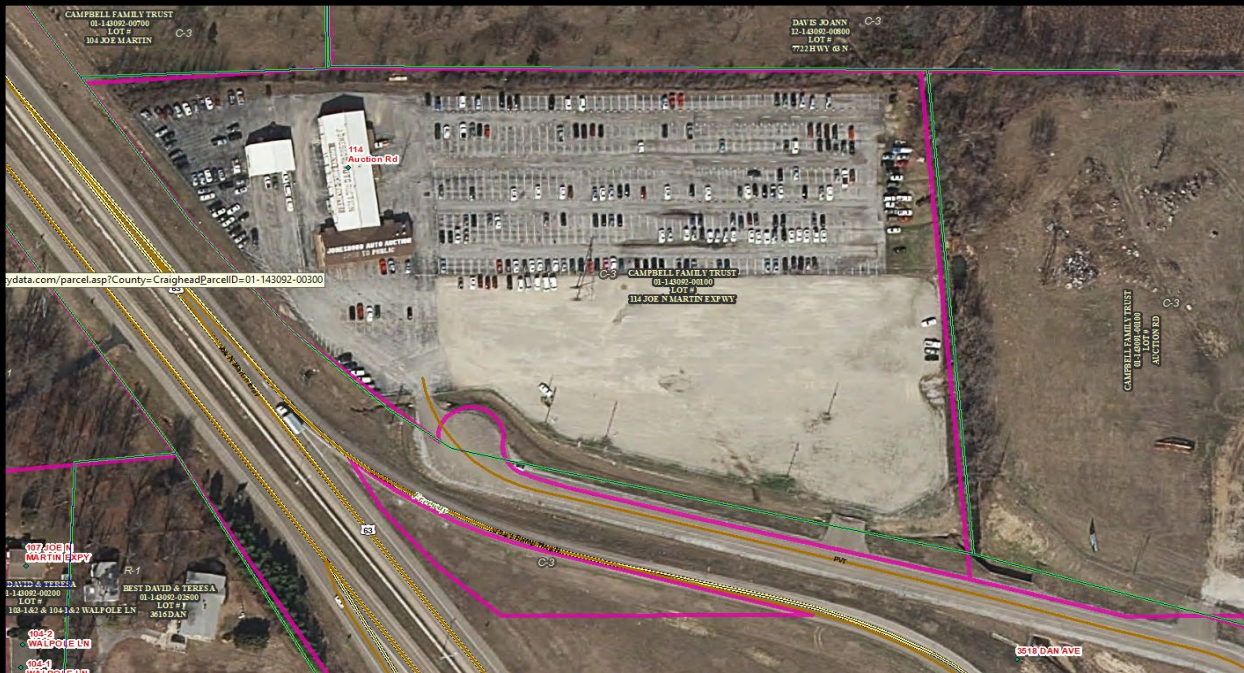
HISTORY:

This lot has been an Auto Auction.

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 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 1.5 acres of the property as a mini-warehouse storage facility. A conceptual site layout was attached to the Conditional Use application.

Conclusion:

Staff finds that the requested Conditional Use: Case 20-05 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 20-05 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed mini-warehouse storage facility 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.

