

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 25-04, 1925 Race Street
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 8, 2025*

REQUEST: Applicant is requesting conditional use approval to allow a Government Service within an R-1, single family medium density district.

APPLICANT OWNER: Jonesboro A&P Commission, 300 S. Church Street, Jonesboro, AR 72401
Same

LOCATION: 1925 Race Street.

SITE DESCRIPTION: Tract Size: 35.34 +/- Acres
Frontage: Approx. 1264’ along Race Street & 845’ along McClellan Drive
Topography: Flat Lot.
Existing Development: Residential structures

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-3 & C-3	Residential & Commercial
	South: C-3 & PD-M	Vacant
	East: R-1, I-1, & C-3	Residential, Industrial & Commercial
	West: C-3 & PD-M	Commercial

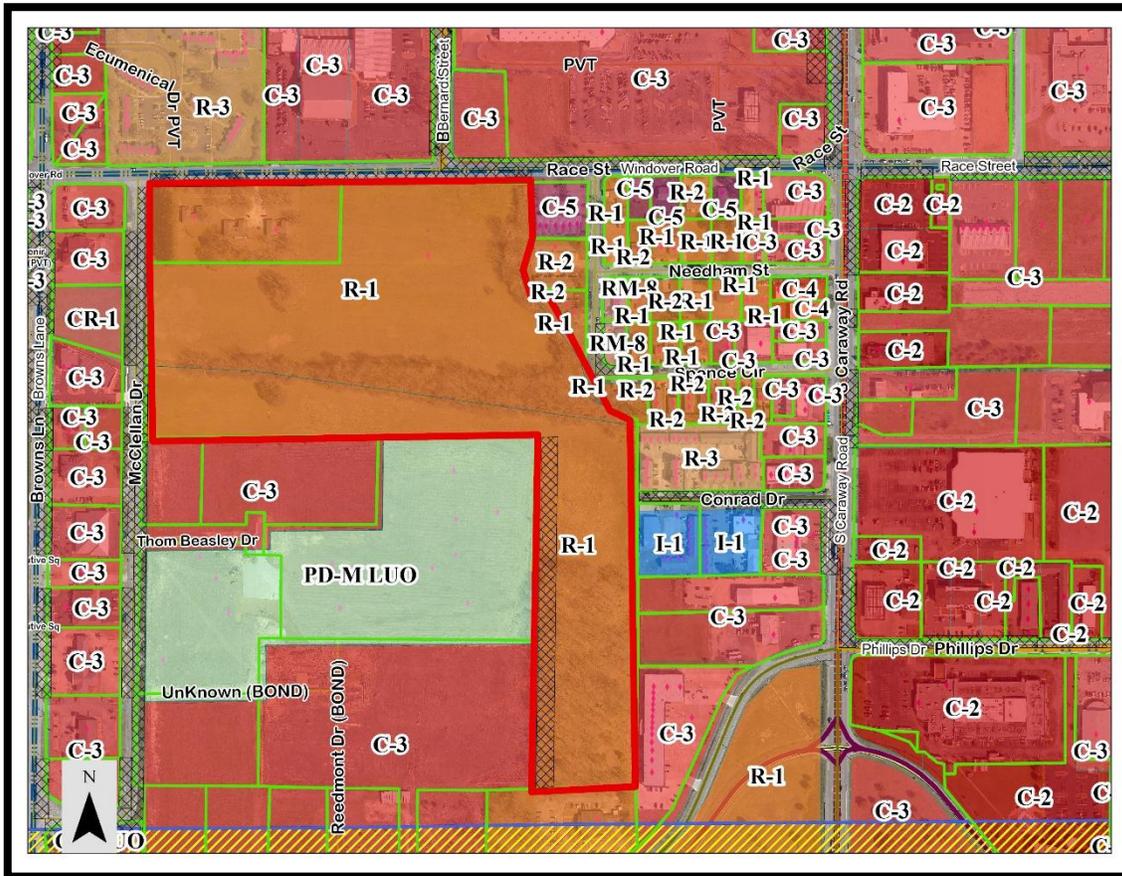
HISTORY: Residential structures on northwest corner of lot.

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)



Zoning Map

Applicant’s Proposal:

The applicant is seeking approval to use the property as the location for a government service. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Government services mean buildings or facilities owned or operated by government entities and providing services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.

Conclusion:

The Planning Staff have reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-25-04 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.