

*City of Jonesboro Planning Commission*  
**Staff Report – CU 16-09, 2410 Greensboro Road**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on May 10, 2016*

**REQUEST:** Applicant proposes a Conditional Use for a communications tower within the R-1, Single Family Residential District.

**APPLICANT OWNER:** Harold Perrin 300 S. Church Street Jonesboro, AR 72401  
 Danny M. McDaniel 4807 E. Johnson Ave. Jonesboro, AR 72401

**LOCATION:** 2410 Greensboro Road

**SITE DESCRIPTION:** Tract Size: +/- 1.15 Acres  
 Frontage: Around 253.29 Feet on Greensboro Road.  
 Topography: Flat.  
 Existing Development: Existing water tower and small building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single-Family Residential, Undeveloped
South:	R-1	Single-Family Residential
East:	R-1	Single-Family Residential
West:	R-1	Single-Family Residential, Undeveloped

**HISTORY:** This land was vacant prior to the building of the water tower.

**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 proposed tower will be a Tri-leg (un-guyed) tower approximately 196' in height. The tower will be utilized for a backup AWIN site, Fire Department backup Communications and Traffic Signal Communications. The plan at this point is to install a prefabricated concrete building to house the communications equipment with a split heat and air unit. A backup generator is already on site for emergency power. Anderson Engineering has completed a soil report indicating the bearing capacity for the drilled pier foundations. The report indicates the site is favorable in regard to a structures standpoint. The topographical qualities of the area make it ideal for a communications tower considering the site is located 130' higher than the surrounding service area. Below is a picture indicating the approximate tower location.



The property is located in a pre-existing residential area, zoned as R-1 Single-Family Residential. While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. Staff anticipates no issues with this application and feels confident that it will meet all other requirements such as setback, height and parking lot capacity. The interior refinish work is pending approval by the Chief Building Code official regarding building code and change of use requirements.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 16-09: Communication Tower will be a proper fit into the general project vicinity and will promote sound land use planning 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 Zoning Permit 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,

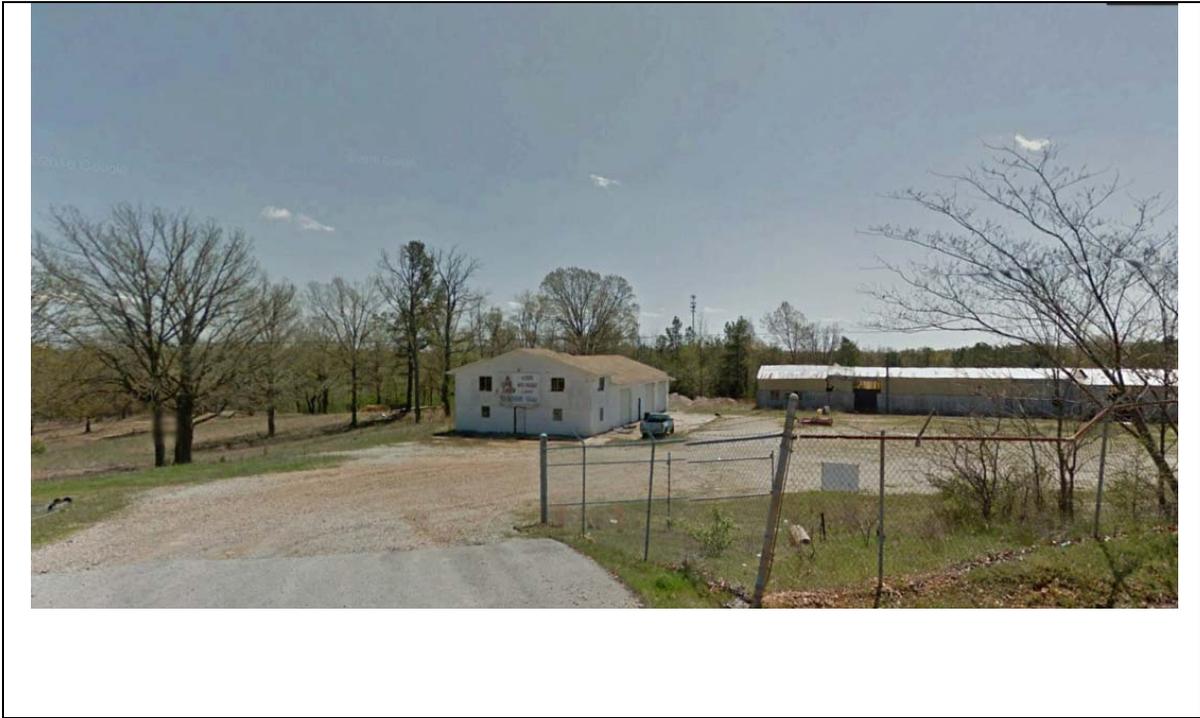


Otis T. Spriggs, AICP, Planning & Zoning Director

**Sample Motion:**

I move that we place Case: CU-16-09 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that to proposed communications tower 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.

# Site Photographs



View looking South



View looking North



View looking East



View looking West