

Metropolitan Area Planning Commission
Staff Report – Conditional Use Case 07-07- Lee and Shannon Bethune
Huntington Building - 900 W. Monroe
For Consideration by the Commission on June 12, 2007

REQUEST: Applicant proposes to construct an indoor batting facility within an I-1 Industrial

APPLICANT Lee and Shannon Bethune
603 Tannehill Dr.

OWNER: Herb Stallings
1112 Dove, Jonesboro, AR 72404

LOCATION: 3216 Neil Circle

SITE DESCRIPTION: Tract Size: .69 acre
Frontage: 203 +/- ft. on Neil Circle
Topography: Flat
Existing Dvlpmt: Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial
South:	I-1	Industrial
East:	I-1	Industrial
West:	I-1	Industrial

STAFF REVIEW:

Recreation/indoor entertainment is permitted in the I-1 district only as a Conditional Use according to the use chart within the Zoning Ordinance. The applicant submitted a site plan and floor plan showing the location of the proposed batting facility. The original site plan including parking calculations for office/warehouse provided 10 parking spaces. Now that a batting facility is being proposed for one of the tenant spaces, there may be a need for additional parking given the number of batting cages. The applicant must demonstrate to MAPC that necessary parking will be provided to satisfy the shared parking provision. The requirement although 1 per 400s.f. may be extreme for the specialized use.

CONCLUSION:

Staff finds that the requested Conditional Use: Case 07-07: Conditional Use will be a proper fit into the general project vicinity and will promote sound land use planning the 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 the development meets all conditions of MAPC and that permit requirements by local and state agencies.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking Northwest from the Subject Property



View Looking East at the intersection near Subject Property



View Looking Northeast at the Subject Property



View Looking Southeast toward Subject Property