



City of Jonesboro Planning Commission
Staff Report –CU 13-15 – 2109 W. Matthews Ave., Columbarium Park
Municipal Center – 300 South Church Street
For Consideration by Planning Commission on November 12, 2013

REQUEST: Applicant requests MAPC approval of a Conditional Use to permit a cremation niche columbarium park on a property zoned R-1 Single Family District.

**APPLICANT/
OWNER:** Bryan Satterfield, 6063 Hwy. 18 East.

LOCATION: 2109 W. Matthews Ave. Southeast corner of W. Matthews and Loberg Lane intersection.

**SITE
DESCRIPTION:** Tract Size: 1.00 acres +/-
Frontage: Approx. 200' along W. Matthews and 250' along Loberg Ln.
Topography: Ranges from 10% (10:1) to flat
Ex. Development: Undeveloped

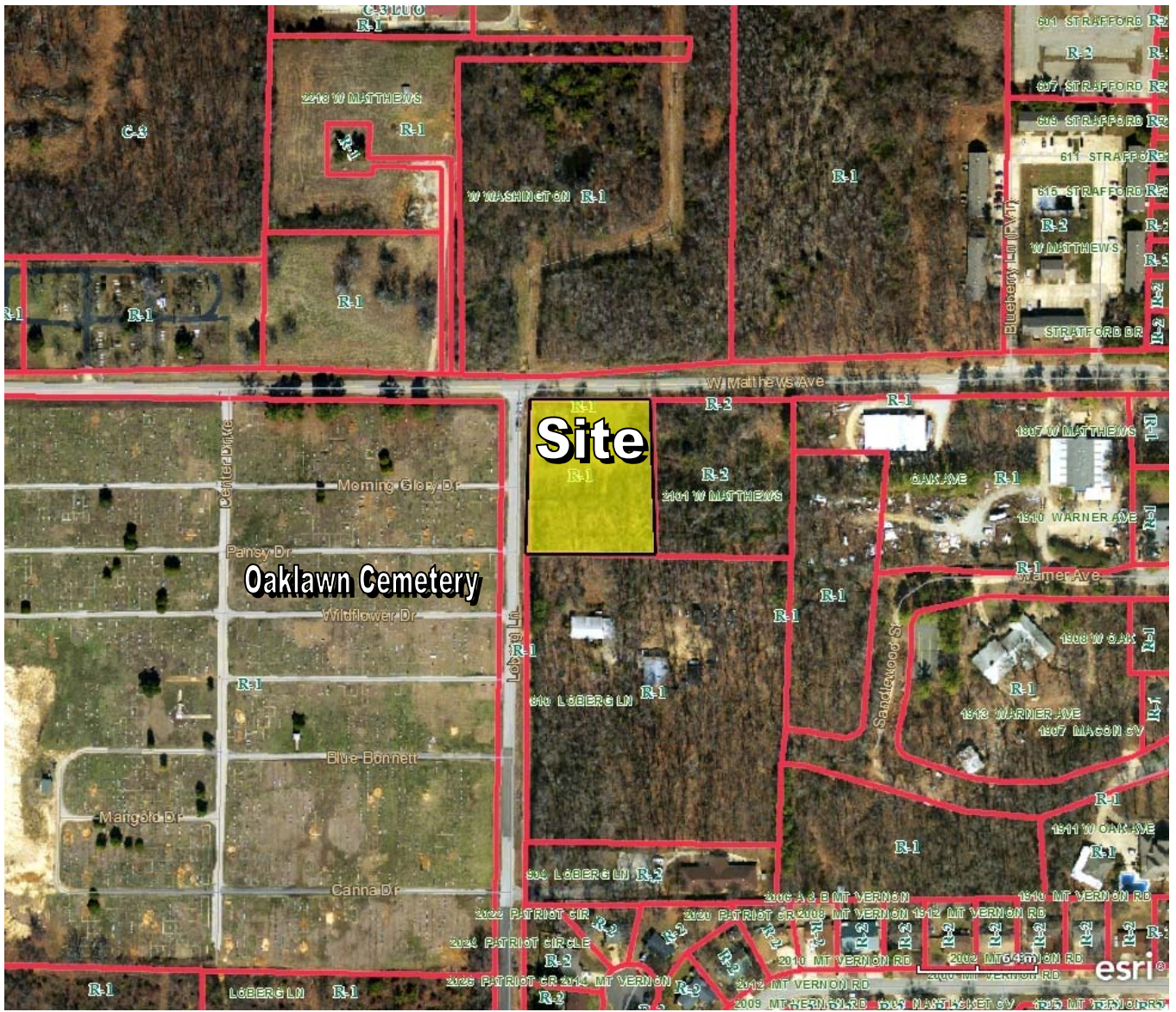
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Undeveloped Forest
South:	R-1	3 Acre Residential Tract
East:	R-2	Undeveloped Forest
West:	R-1	Oaklawn Cemetery

HISTORY: None.

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 landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (7) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Chapter 117-197)



Zoning/Vicinity Map

Findings:

The term columbarium is in the inclusion list under the code definition for cemetery. Code requires a cemetery to receive conditional use approval within an R-1 District.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 13-15 for a Columbarium Park will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro if the above issues are considered by the MAPC.

MAPC should consider the following condition if the request is granted in full on the basis of the Conditional Use:

1. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning & Engineering Staff prior to any development of the property.

2. All future additions, expansions, or alterations to the approved final site plan shall be submitted, reviewed, and approved by the MAPC.
3. The setback, building height, screening, and site design standards as per “Sec. 117-328. - Residential Compatibility Standards” shall be required.
4. The proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.

Sample Motion:

I move to approve Conditional Use: CU 13-15 as presented for a Columbarium Park contingent upon satisfaction of the specified condition(s). The MAPC find that the proposed use is appropriate for the location.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southeast toward subject site.



View looking northeast toward subject site.



View looking southwest toward subject site.



View of property located to the south of subject site.



View of Oaklawn Cemetery located to the west of subject site.



View of property located to the north of subject site.



View of property located to the north of subject site.



View of property located to the east of subject site.