

*City of Jonesboro Planning Commission
Staff Report – CU 10-14 Fraternal Order of Police Lodge
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on January 11, 2011*

REQUEST: Applicant proposes to use an 2,736 sq. ft. existing structure as a Lodge within an I-1 Industrial Zoning District.

**APPLICANT/
OWNER:** Tony Zaffarano, P.O. Box 9262, Jonesboro, AR 72403
Jonesboro Fraternal Order of Police, P.O. Box 9262, Jonesboro, AR 72403

LOCATION: 401 Jonathan St. @ Warren Street (Off N. Church at Daybreak)

SITE DESCRIPTION: Tract Size: 0.942128 acres
Frontage: Approximately 258 ft. along Warren St.; 160' Jonathan Dr.
Topography: Flat
Existing Dvlpmt: Office Building/Storage Warehouse

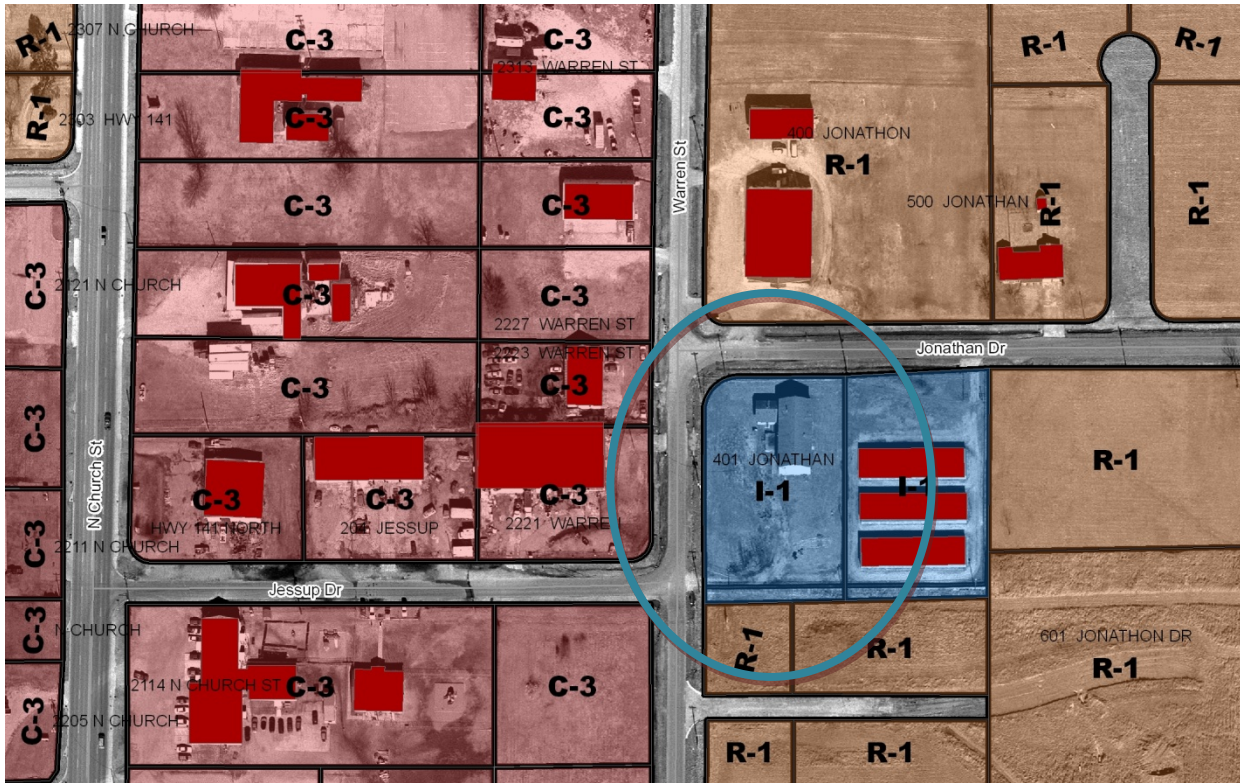
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	I-1	Residential
West:	C-3	Residential

HISTORY: None

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)



Findings:

The FOP Lodge site plan demonstrates ingress/egress off of Warren Street. The site plan also denotes 11 proposed parking spaces.

The existing 3,300 sq. ft. building requires 11 parking spaces with an office use and 9 spaces with indoor entertainment. The applicant proposes to gain MAPC approval to allow the FOP members to have a place of their own to conduct business. This will also give the area in which the lodge would be located an almost constant police presence, and would serve as a crime deterrent and would cause a positive impact on this area.

The applicant is requesting MAPC’s allowance of an 18 month time waiver on having the parking area paved with asphalt so that funding can be raised.

Staff has no objection to the approval of this request and recommends MAPC approval of the lodge as a conditional use.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 10-14, FOP Lodge will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. Zoning compliance is demonstrated as set forth by the zoning ordinance.

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

1. That the proposed parking lot shall be paved within 18 months of this approval date.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs".

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking south at the subject property.



View looking south of Warren St. / Jonathan Dr. intersection.



View looking southeast of the subject property.



View looking east along Jonathan Dr. frontage.



View looking east.



View looking east of abutting mini-storage facility.



View looking west of subject property (adjacent business).



View looking north at church adjacent of subject property (Jonathan Dr.).