



*City of Jonesboro Planning Commission
Staff Report – CU 15-05– 1804 W. Washington Ave.
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on August 11, 2015*

REQUEST: Applicant proposes to expand an existing mini-storage facility on to this neighboring tract which is zoned C-3 General Commercial, of which such use is allowed only through the Conditional Use process.

**APPLICANT/
OWNER:** Max Dacus Dr., 1804 W. Washington Ave., Jonesboro, AR

LOCATION: 1804 W. Washington Ave., Jonesboro, AR







**SITE
DESCRIPTION:** Tract Size: 6.55 Acres
Frontage: 299.96' along W. Washington Ave.
Topography: Flat
Existing Development: Vacant Commercial Land.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-2	Church /Vacant Commercial/Residential
East:	I-1	Industrial –Mini-storages
West:	C-3	Church Use/ Funeral Home

HISTORY: Rezoning of 6.55 Acres passed by Council on July 6, 1995; ORD 95-620

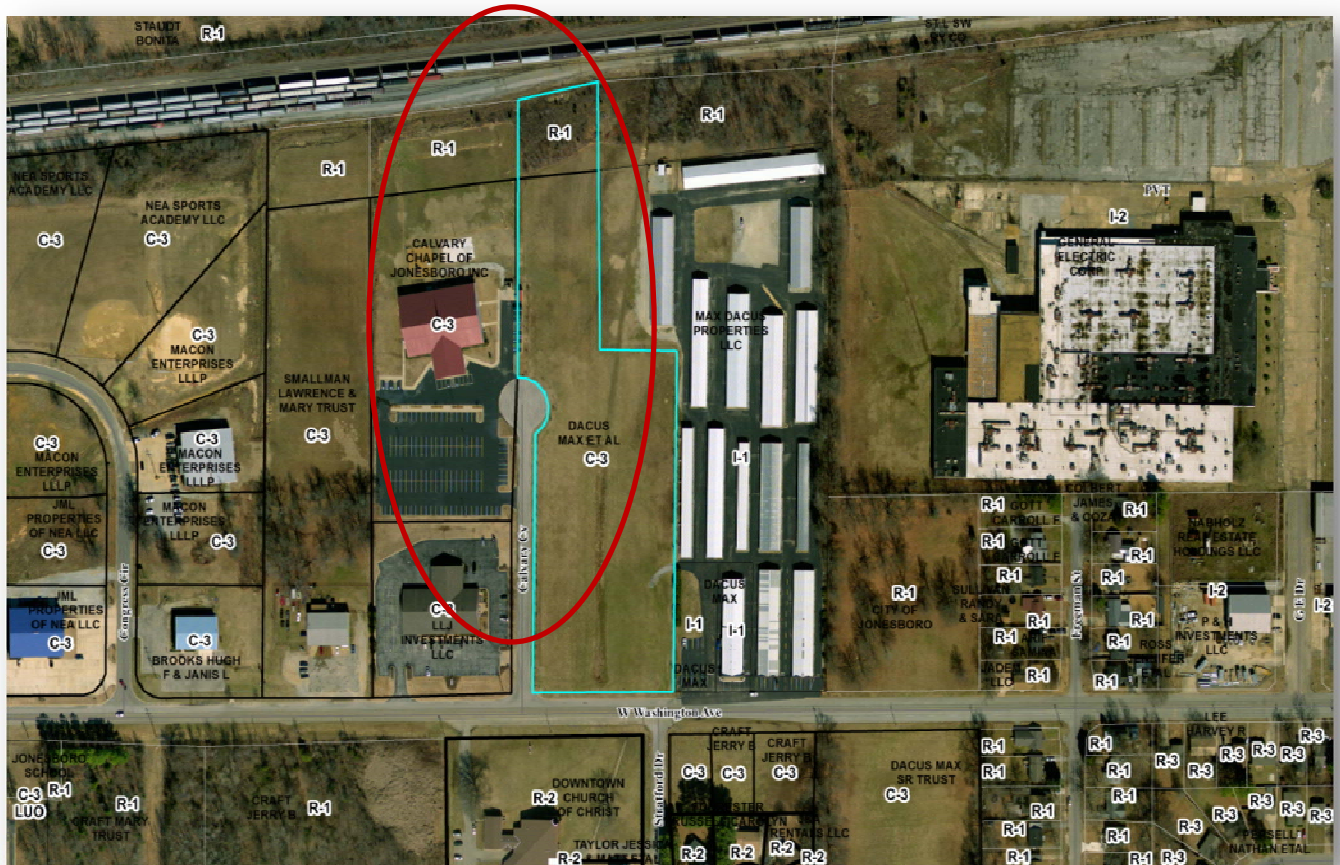
Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following required development standards and design specifics for Conditional Use Applications have been reviewed and appear to meet the spirit and intent of the Zoning Ordinance:

-  (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. N/A.
- ✔ (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. N/A.

(Zoning Ord., § 14.24.02)



Zoning/Vicinity Map

Findings:

The applicant proposes to gain MAPC approval to allow the construction of 2-40X200 Ft. Mini-storage buildings, and 1-30’X200 Ft. Mini-storage buildings (1- future building pad location is also noted on the subject lot. Structures appear to have setbacks as great as 210 ft. from Washington Ave. right-of-way (r.o.w.) and setbacks exceeding 100 ft. on Calvary Cove.

A considerable drainage structure for detention and retention is shown on the lower southwest portion of the lot, with existing paving continued to allow for circulation to the expansion area.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported to date	
Streets/Sanitation	No issues were reported to date	
Police	No issues were reported to date	
Fire Department	No issues were reported to date	
MPO	No issues were reported to date	
Jets	No issues were reported to date	
Utility Companies	No issues were reported to date	

Conclusion:

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 Conditional Use Approval, all future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired; A final landscape plan shall be submitted.
3. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 15-05 as presented for mini-storage warehouses to be located on the subject C-3 General Commercial property; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the minimum code requirements. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director



View from Washington looking northwest toward existing Facility



View from Washington looking north toward existing new and existing Facility area



View from Washington looking northeast toward existing Facility



View from Church on South side of Washington Ave. looking northeast toward existing Facility



View from Calvary Cove looking northeast toward rear of property



View towards Washington, looking south on Calvary Cove



View towards Washington, looking south on Calvary Cove