

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – CU 20-07, 1250 Paragould Road  
300 S. Church Street/Municipal Center  
For Consideration by Planning Commission on August 11, 2020*

**REQUEST:** Applicant proposes a Conditional Use to allow for a communication tower in a C-3 General Commercial District.

**APPLICANT OWNER:** **Smith Communications, 520 N. College Ave., Fayetteville, AR David Abernathy, P.O. Box 1368, Jonesboro, AR 72403**

**LOCATION:** **1250 Paragould Road**, Jonesboro, AR 72401

**SITE DESCRIPTION:** Tract Size: +/- 2.17 Acres  
Frontage: Around 140 feet along Paragould Road  
Topography: Flat  
Existing Development: Storage Warehouse Building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	C-3 LUO and R-1	Commercial land and Single Family Houses
East:	R-1	Single Family Houses
West:	R-1	Single Family Houses

**HISTORY:** Warehouse Building

**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:**

Smith Communication would like to install a 135 foot Monopole freestanding communications tower at the subject location. This Tower will be structurally designed as a co-locatable tower and will be made available to all wireless carriers. The Tower will be used to enhance the wireless telephony and data coverage for local residents, first responders and individuals traveling throughout this area. The topographical qualities make this location ideal for radio communication.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 20-07: 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 Conditional Use Approval, the owners shall obtain final site plan and tower placement permit approval through Planning and Inspections for the placing of the tower.
2. Please get approvals for all other Agencies that are required such as F.C.C. and FAA.
3. All future alterations to the tower structure shall be subject to Planning/Inspections Department and in Compliance with the F.C.C. and FAA regulations.
4. Final CO shall be achieved within a one-year time limit for the structure placement of the tower.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-20-07 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed 135 foot monopole communications tower will be compatible and suitable within 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.