

*City of Jonesboro Planning Commission  
Staff Report – CU 12-15 102 S. Culberhouse  
Huntington Building - 900 W. Monroe  
For Consideration by Planning Commission on January 8, 2013*

**REQUEST:** Applicant proposes to reuse an existing storage building and convert it into a multipurpose rental facility under the I-1 Industrial District, by submitting a Conditional Use application.

**APPLICANT:**

**OWNER:** Jose R. Munoz, 808 N. Culberhouse, Jonesboro, AR

**LOCATION:** 102 S. Culberhouse, Jonesboro, AR

**SITE DESCRIPTION:**

Tract Size:	0.94 Acres +/-
Frontage:	209' along South Culberhouse and 208' on McClure St.
Topography:	Flat
Existing Dvlpmt:	Storage Building (1/2 of parking lot completed)

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Railroad
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**HISTORY:** Recent Storage Building construction.

**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 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/Vicinity Map**

**Findings:**

The new principle structure has a floor area of 4,576 s.f. sq. ft. The applicant proposes to gain MAPC approval to allow the existing storage building to be converted into a rental facility to host multi-purpose events such as weddings, baby showers, luncheons, etc. The general area/neighborhood has a mixture of homes and industrial buildings scarcely situated near the proposed site. A rail yard is situated just north of this area.

The applicant has submitted architectural code review drawings for the use change. The applicant would like to host events that may extend past business hours of 9:00 PM, requiring such events to have hired security. Consideration should be taken into account that residential uses (although non-conforming) will still exist adjacent to the site. The noise and nuisance issue should be addressed by the applicant to assure that the residents are not adversely impacted.

Staff also has concerns that the originally designed parking lot was approved but not totally completed as depicted in the aerial view above. Some commitment on improving the rear parking area should be made to the MAPC to allow for potential overflow parking needs in the future.

**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 Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a one year time limit.
4. Business hours shall be limited to a closing time at 1:00 AM, as approved by the MAPC.

**Sample Motion:**

*I move to approve Conditional Use Case CU 12:16, as presented for a multi-purpose rental facility to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-4 as recommended by the Planning Staff.*

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director



# Site Photographs



View looking west at project location on S. Culberhouse



View looking south on Culberhouse



View looking south on Culberhouse