

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 23-11, 3380 Moore Rd
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 14, 2023

REQUEST: Applicant is requesting conditional use approval to allow “recreation/entertainment, indoor” use for a property located within an I-1 LUO, limited industrial district.

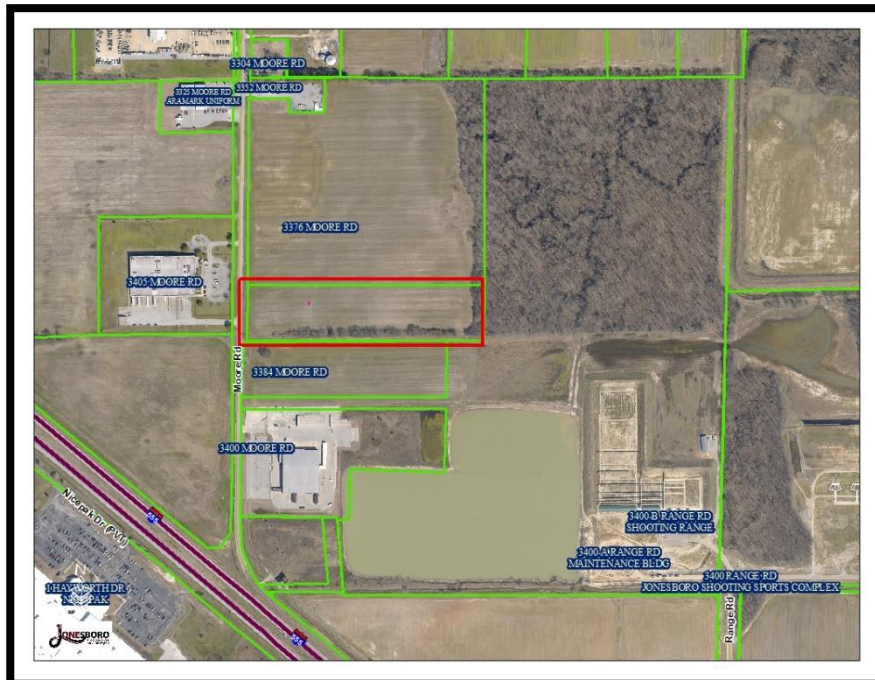
APPLICANT OWNER: King’s Gymnastics, LLC, 516 Melton Cir., Jonesboro AR, 72401
 Same

LOCATION: 3380 Moore Road

SITE DESCRIPTION: Tract Size: 8 +/- Acres
 Frontage: Approx. 280’ along Moore Road
 Topography: Flat Lot.
 Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1 LUO	Vacant
South:	I-1	Vacant
East:	I-1 LUO	Vacant
West:	I-1	Industrial

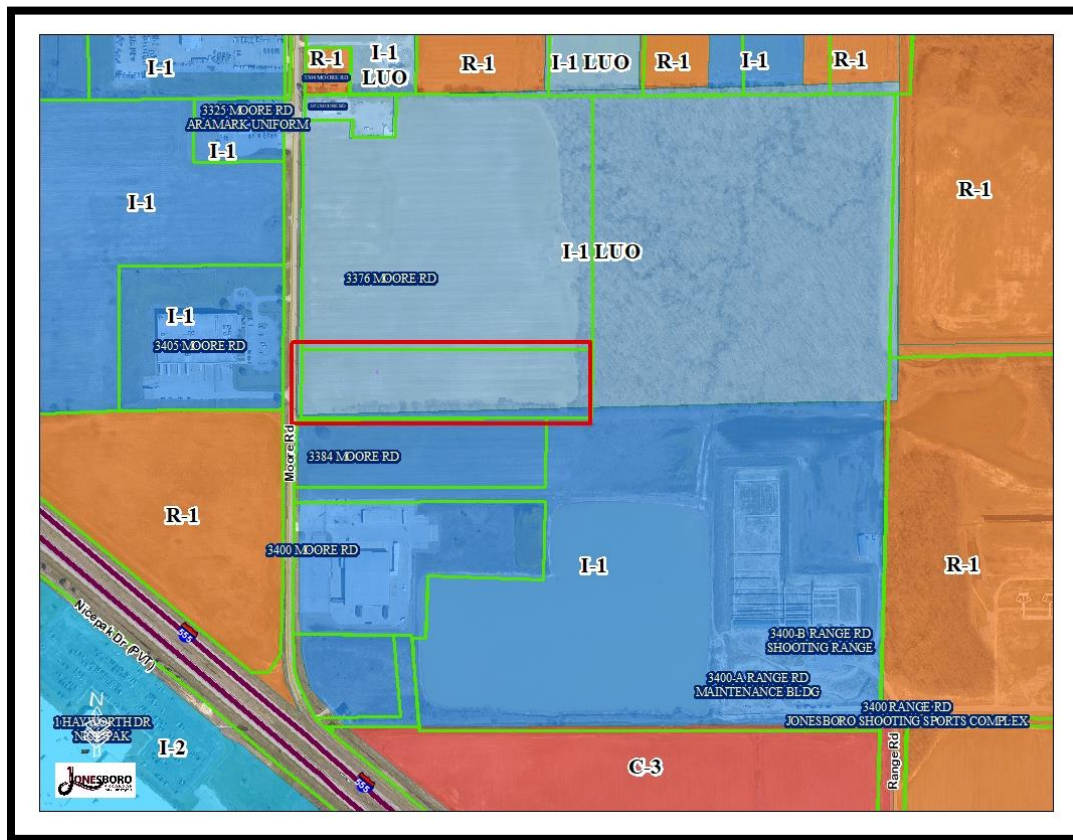
HISTORY: Undeveloped



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)



Zoning Map

Applicant's Proposal:

The applicant would like to use the lot as a gymnastics academy (recreation/entertainment, indoor). The proposed use must be approved under the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Recreation and entertainment, indoor, means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, pool halls and video game arcades.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-23-11 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use 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.