

City of Jonesboro Planning Commission
Report – CU 10-02 Harrington_Southern Coast Outdoor
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on March 9, 2010

REQUEST: Applicant proposes to construct an off-premise billboard. Because the site abuts residential property, the applicant is required to request a conditional use approval by the MAPC for off-premise signage; located within an I-1 Industrial District, abutting R-1 Single Family Residential.

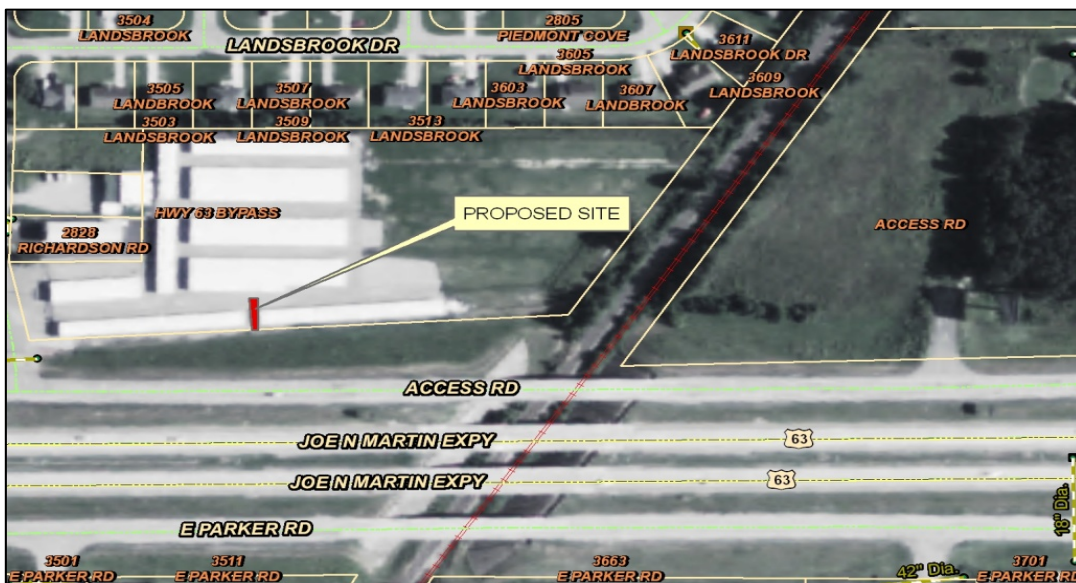
APPLICANT
OWNER: Jack Harrington, Southern Coast Outdoors, 2500 Tumbleweed, Jonesboro, AR
Ronnie White, 2900 Richardson Rd., Jonesboro, AR

LOCATION: 2900 Richardson Rd.

SITE	Tract Size:	5.38 +/- acres
DESCRIPTION:	Frontage:	128' +/- along Richardson; 740' +/- along I-63
	Topography:	Gradually sloping
	Existing Dvlpmt:	Existing Mini Storage Facility

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Industrial
South:	I-1/I-2	I-63 Expressway, Commercial
East:	C-3	Commercial
West:	C-3	Commercial

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)

Jonesboro Code of Ordinances, Section 117-259 states: *Permitted locations—off-premises sign permitted by right in C-3, I-1, & I-2 except where the property on which the sign is to be located adjoins a residentially zoned property then it shall become a conditional use.*

While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. The application meets all other requirements such as setback, height and proximity standards to other billboards.

Conclusion:

Staff finds that the requested Conditional Use: Case 10-02: Southern Coast Outdoors will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. The frontage road along Hwy 63 currently has an existing billboards east of the proposed site that appears to be 1,000 + ft. in distance. 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 lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
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,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking west at the subject property.



View looking north along Richardson Road.



View looking east of the subject property and existing billboards.



View looking west along Frontage Road.



View looking northeast at subject property.



Proposed location of billboard.



View of billboard location and ingress/egress.



View of proposed billboard, rear property and existing billboard.