



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – CU 23-02, 611 E. Cherry / 608 Eason  
300 S. Church Street/Municipal Center  
For Consideration by Planning Commission on March 14, 2023*

**REQUEST:** Applicant proposes a Conditional Use to allow for an accessory dwelling unit.

**APPLICANT  
OWNER:** DP Family Venture LLC

**LOCATION:** 611 Cherry / 608 Eason

**SITE  
DESCRIPTION:** Tract Size: 0.21 +/- Acres  
Frontage: Approx. 50' along E. Cherry  
Topography: Flat Lot.  
Existing Development: Residential

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Residential
South:	R-2	Residential
East:	R-2	Residential
West:	R-2	Residential

**HISTORY:** Residential Use

**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:**

The applicant would like to build an additional accessory dwelling unit. The proposed structure must be approved under the Conditional Use process under the functions of the MAPC.

*Accessory dwelling unit* means a separate living quarters within or adjacent to a single-family residence for the exclusive independent occupancy of no more than two persons who are related by blood, marriage, adoption or other legal relationship to the owner of the residence. The dwelling unit space shall contain no more than three habitable rooms such as living, sleeping or sitting activities in addition to bath and kitchen spaces. The dwelling unit space shall be accessible only from within the main quarters and not have a separate exterior entrance.

**Conclusion:**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for an accessory dwelling unit located within the R-2 Multi-Family Low Density District with the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits, licenses, 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-23-02 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.