

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – CU 24-01, E. Parker & Elmhurst**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on February 27, 2024***

**REQUEST:** Applicant is requesting conditional use approval to allow a climate controlled storage facility within a C-3, general commercial.

**APPLICANT OWNER:** Davidson Engineering, 210 W. Arch Ave. Ste. D, Searcy, AR  
 Glenwood Limited Partnership, P.O. Box 5308, Texarkana, AR

**LOCATION:** E. Parker Road & Elmhurst Drive (Parcel # 01-144311-00100)

**SITE DESCRIPTION:** Tract Size: 6.35 +/- Acres  
 Frontage: Approx. 150' along Parker Road  
 Topography: Flat Lot.  
 Existing Development: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Vacant/Commercial
South:	C-3	Commercial
East:	C-3	Commercial
West:	C-3/R-1	Vacant

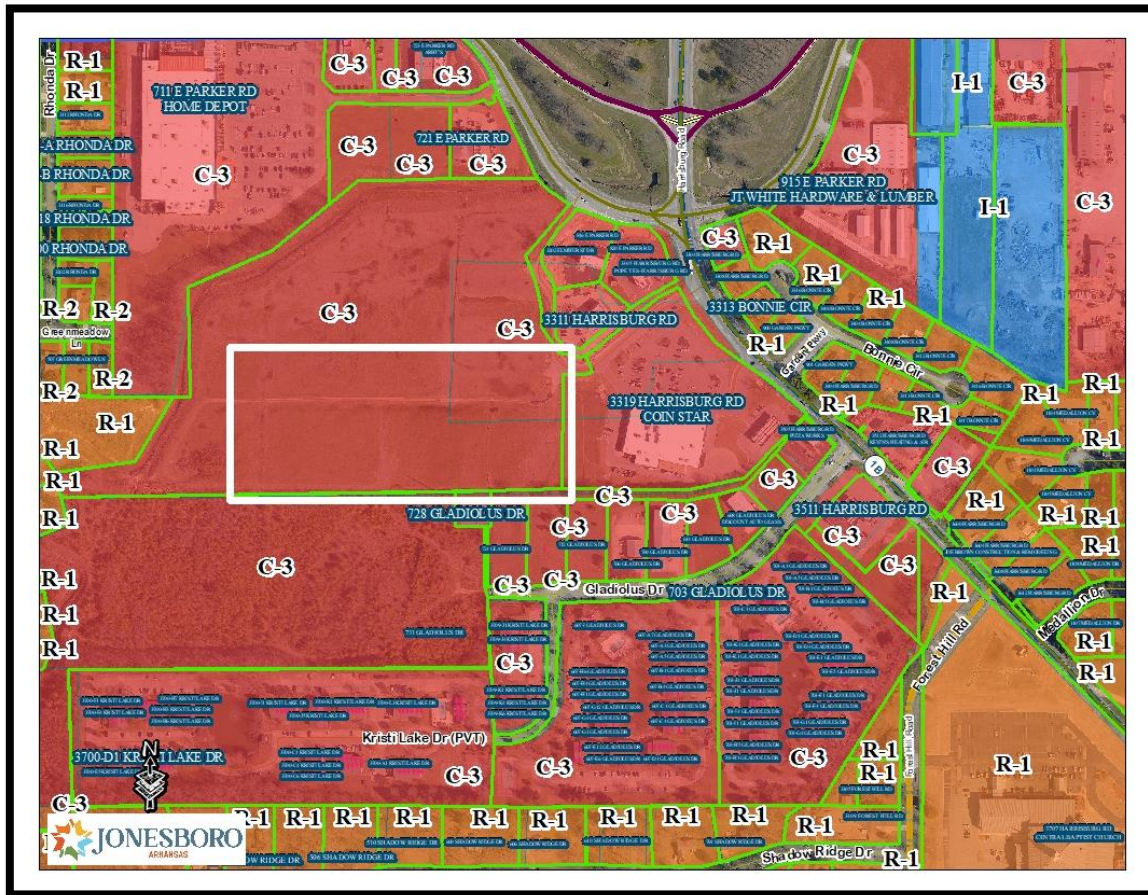
**HISTORY:** Undeveloped

**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 is seeking approval to use the property as the location for a new storage facility. The proposed use must be approved through the conditional use process under the functions of the MAPC.

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

*Warehouse, residential storage (miniwarehouse)* means an enclosed storage facility containing independent, separate units or cubicles that are intended to be leased to persons exclusively for dead storage of their household goods or personal property. The active utilization of any storage space or cubicle within such a storage area for a retail or wholesale business operation is expressly prohibited.

**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. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. Any large-scale commercial development of over 75,000 square feet of gross floor area shall receive site plan approval by the MAPC.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-24-01 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.