

City of Jonesboro Planning Commission
Staff Report – CU 16-19, 4502 Access Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 29, 2016

REQUEST: Applicant proposes a Conditional Use to allow for a Holiday Animation Walk through with Retail Sales/Service in a I-1 Limited Industrial District.

APPLICANT OWNER: Brenda Wright/Kathy Johnson 231 Cypress Marked Tree, AR
Roy Cooper P.O. Box 808 Jonesboro, AR

LOCATION: 4502 Access Road, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: +/- 11.13 Acres
Frontage: 660 Feet along Access Road
Topography: Flat.
Existing Development: Commercial building

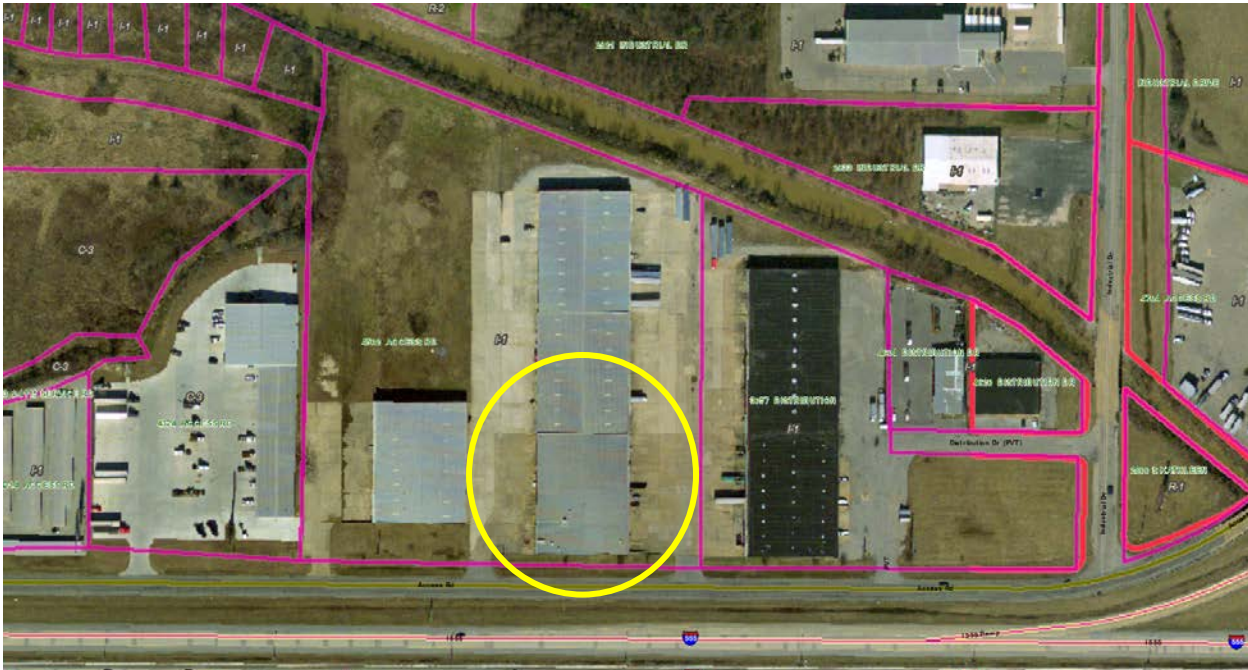
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1 and R-2	Industrial Building
South:	I-2	Undeveloped
East:	I-1	Industrial Building
West:	C-3	Undeveloped and Commercial Development

HISTORY: The building has been on this lot for quite a while.

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 property is located in a pre-existing I-1 Limited Industrial District. While the proposed location is feasible, the Zoning Code requires that the request be approved by the MAPC. Staff anticipates no issues with this application and feels confident that it will meet all other requirements.

Conclusion:

Staff finds that the requested Conditional Use: Case 16-19 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

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 Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant for the Holiday Animation Walk with Retail Sales/Service.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU 16-19 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the holiday animation walk through will be compatible and suitable with 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.

Site Photographs



View looking South away from the property



View looking North toward the property



View looking East



View looking West