

City of Jonesboro Planning Commission
Staff Report – CU 17-07, 3709 East Johnson Ave.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 23, 2017

REQUEST: Applicant proposes a Conditional Use to allow for the modification of an existing billboard on the subject property. The property is zoned C-3.

APPLICANT OWNER: Vineyard Development Group P.O. Box 17250 JBR, AR 72403
 Phillips Investments and Construction, Inc. P.O. Box 19298, JBR, AR 72403

LOCATION: 3709 E Johnson Ave, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: +/- 5.01 Acres
 Frontage: 780 feet along E Johnson Ave/ 335 feet along Airport Road
 Topography: Flat and Sloping
 Existing Development: Commercial Building/Billboard

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial Business
South:	R-1	Single Family Housing
East:	R-1	Single Family Housing
West:	C-3	Commercial Business

HISTORY: The billboard has been on this lot since for 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)

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU 17-07 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.

