

*City of Jonesboro Planning Commission
Staff Report – CU 17-10, 3704 Nestle Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on July 11, 2017*

REQUEST: Applicant proposes a Conditional Use a double wide manufactured house to be placed on an R-1 Single Family lot.

APPLICANT OWNER: Marystel Appleton 2130 Harrisburg Road, Jonesboro, AR

LOCATION: 3704 Nestle Road

SITE DESCRIPTION: Tract Size: +/- 0.62 Acres
Frontage: Around 150 feet along Nestle Road
Topography: Flat.
Existing Development: Old Single Family House

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	Farm Land
South:	R-1	Single Family Housing
East:	I-2	Farm Land
West:	I-1	Farm Land

HISTORY: This lot was undeveloped prior to the existing building.

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 house on the property is old and needs to be torn down. The owner wants to put a brand new 20017 manufactured housing design home on this property. Since this is R-1, it is required to obtain a conditional use for the manufactured home to be placed on the property.

Conclusion:

Staff finds that the requested Conditional Use: Case 17-10 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.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion: I move that we place Case: CU 17-10 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed storage sheds 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.



View looking East/West



View looking North



View looking East



View looking West