

*City of Jonesboro Planning Commission  
Staff Report – CU 18-01– 1411 Franklin St.  
Municipal Center- Council Chambers – 300 S. Church St.  
For Consideration by the Planning Commission on April 24, 2018*

**REQUEST:** Applicant proposes to construct a 100 ft. radio tower within a C-4 Commercial District, as allowed under the Conditional Use review process before the MAPC.

**APPLICANT:** LaGanzie Kale, 2019 W. Nettleton Ave. #3, Jonesboro, AR  
**OWNER:** Johnny Berry, 4112 Oakhill Ln., Jonesboro, AR

**LOCATION:** 1411 Franklin St., Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 11,520 sq. ft.  
Frontage: 75 ft. along Franklin  
Topography: Flat  
Existing Developmt.: Office Building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-4 Commercial	Commercial
South:	R-1	Residential
East:	C-4 Commercial	Commercial
West:	C-4 Commercial	Commercial

**HISTORY:** None

**Zoning Code Analysis:**

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, 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/Vicinity Map*

### **Findings:**

Applicant proposes to construct a new 100-ft. high, self-supporting radio tower within a “C-4” Commercial District, as allowed under the Conditional Use review process before the MAPC. The site is surrounded by other C-4 commercial with single family residential to the south. The existing 47-ft. tower will be taken down that was approved by a Conditional Use on June 10, 2014.

The proposed use should result in minimal traffic impact, due to the low volume of customer visitation with this type of use. The tower installation and operation will comply with the F.C.C. regulations and approval. No plans for existing building facility modifications have been submitted. The use of the existing premises as service retail/office is allowable in the existing structure, within the C-4 District.

Staff is confident that compliance will be achieved, regarding the eight (8) development standards and design specifications listed above.

## **Conclusion:**

MAPC should consider the following conditions if the request is granted in full based on the Conditional Use:

1. That upon issuance of the Conditional Use Approval, the owners shall obtain final site plan and building permit approval through Planning & Inspections for the placing of the tower. The 47 ft. tower needs to be removed as soon as the 100 ft. tower is completed.
2. Please get approvals for all other Agencies that are required such as F.C.C. and FAA.
3. All future alterations to the tower structure shall be subject to Planning/Inspection Dept. and in compliance with the F.C.C and FAA regulations.
4. Final CO shall be achieved within a one-year time limit for the structure placement and removal of second tower.

### **Sample Motion:**

*I move to place Conditional Use Case CU 18-01 on the table for consideration, as presented for a 100 ft. Radio Communications Tower to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff, F.C.C Regulations and FAA approval.*

Respectfully Submitted for Commission Consideration,  
Planning and Zoning Department

# Site Photographs



View looking west toward subject property.



View looking east toward subject property.



View looking northwest toward property located north of subject property.



View looking east toward property located east of subject property.



View looking southeast toward property located southeast of subject property.



View looking southwest toward property located south of subject property.



View looking southwest from western boundary of subject property.



View looking west from western boundary of subject property.



View looking northwest from western boundary of subject property