

**City of Jonesboro Planning Commission**  
**Staff Report – CU 19-07, 5307 E Highland**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on September 10, 2019*

**REQUEST:** Applicant proposes a Conditional Use to allow a Convenience Store to operate within an I-1 Industrial District.

**APPLICANT** Rajeev Kumar  
**OWNER:** SAI Real Estate, LLC, 3320 Felmon Road, Jonesboro, AR 72404

**LOCATION:** 5307 E. Highland, Jonesboro, AR 72401

**SITE** Tract Size: +/- 12.93 Acres  
**DESCRIPTION:** Frontage: Around 502.74 feet along E. Highland  
 Topography: Flat  
 Existing Development: Residential House and vacant Farm Land

<b>SURROUNDING</b>	<u>ZONE</u>	<u>LAND USE</u>
<b>CONDITIONS:</b>	North: AG -1, I-1 and R-2	Agriculture, Industrial and Residential
	South: I-2	General Industrial District
	East: AG-1	Agricultural District
	West: I-2	General Industrial District

**HISTORY:**

**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 an area surrounded by Commercial and Industrial properties, zoned as I-1 Limited Industrial District. While the proposed location is feasible and appropriate, 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 such as setback, height and parking lot capacity.

This was noted in the Rezoning that the Future Development of this location would be a Service Station and Storage Buildings. The Rezoning was approved August 6, 2019 by City Council.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed I-1 Limited Industrial District rezoning is consistent with the Future Land Use Plan. The Property <u>would be developed</u> by constructing a Service Station and Storage Buildings.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all I-1 District standards and the overlay districts.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility <u>is achieved</u> . This is adjacent to Industrial core and the proposed uses would complement said district as noted.	

### **Chapter 117 of the City Code of Ordinances/Zoning defines I-1 / Limited Industrial District as follows:**

Definition: I-1, Limited Industrial District. The Industrial Zoning districts are intended to provide for the development of light to heavy industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for this district are designed to ensure compatibility with other similar uses and to minimize any conflicts with nonindustrial uses located in close proximity to industrial uses. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain Commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

## **Conclusion:**

Staff finds that the requested Conditional Use: Case 19-07: The Applicant is requesting a MAPC Approval for a Convenience Store that we find 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 the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the Planning Department prior to any redevelopment.
4. This property is along Highland Drive, which is in the overlay district. This will require additional buffers, design elements, landscaping and signage.

Respectfully Submitted for Commission Consideration,  
The Planning Department  
City of Jonesboro, AR

## **Sample Motion:**

I move that we place Case: CU-19-07 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find the proposed Convenience Store 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.

