

*City of Jonesboro Planning Commission  
Staff Report – CU 21-01: 3914 S Caraway  
300 S. Church Street/Municipal Center  
For Consideration by Planning Commission on June 22<sup>nd</sup>, 2021*

**REQUEST:** Applicant proposes a Conditional Use to build a mini-warehouse and climate controlled unit storage facility in a C-3 General Commercial District.

**APPLICANT**

**OWNER:** C3, LLC 2700 Ridgepoint Drive, Jonesboro, AR 72404

**LOCATION:** 3914 S Caraway Road, Jonesboro, AR 72404

**SITE**

**DESCRIPTION:** Tract Size: +/- 1.11 Acres  
Frontage: Around 300.64 feet along Caraway Road  
Topography: Flat  
Existing Development: Old House

**SURROUNDING  
CONDITIONS:**

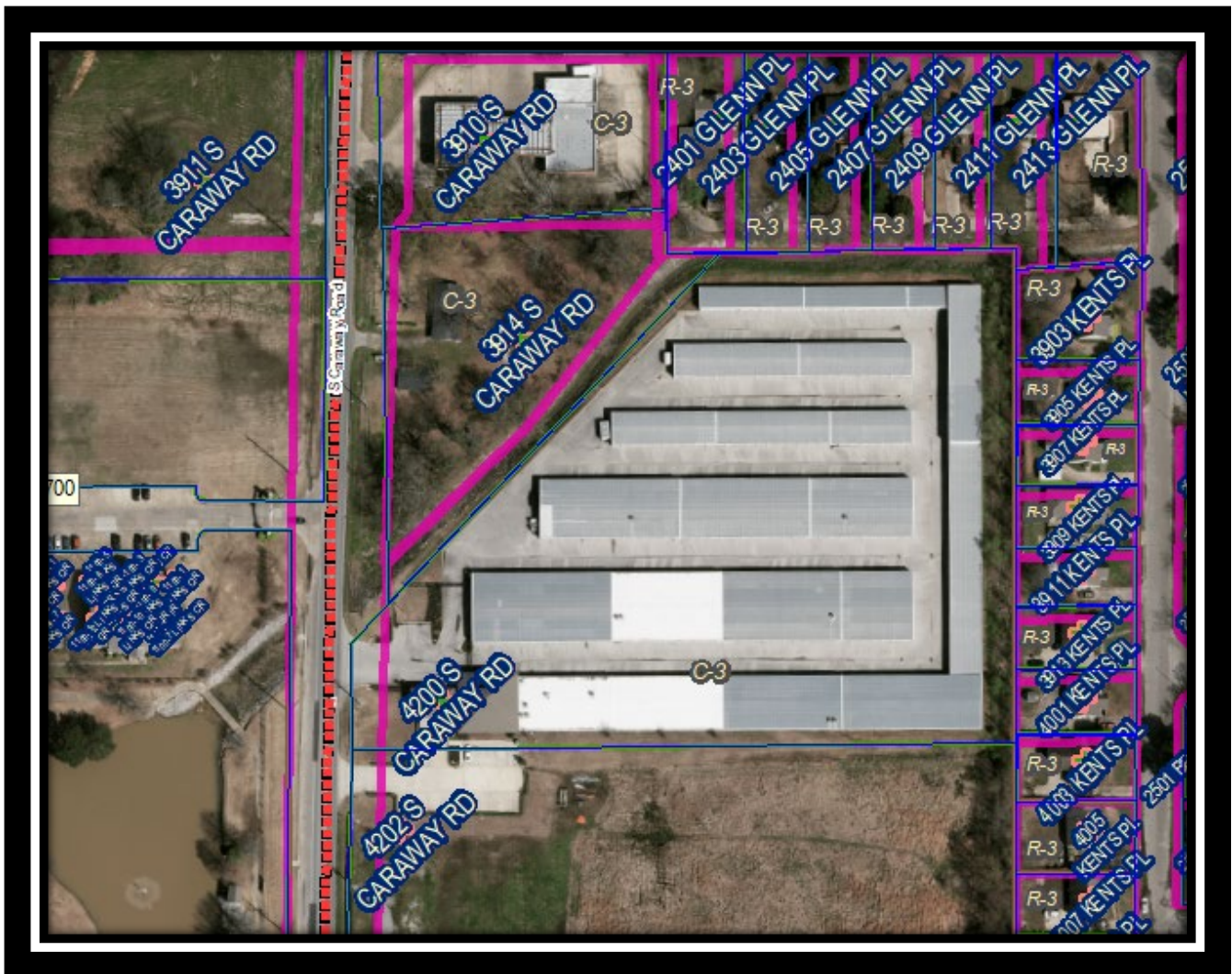
	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	General Commercial District
South:	C-3	General Commercial District
East:	R-3	Multi-Family Density District
West:	R-3	Multi-Family Density District

**HISTORY:** This lot has a single-family old house on parcel.

**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 adequate, and not inconsistent with requirements of this chapter
- (7) The proposed landscaping and screening of the proposed use will be 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 applicant would like to place a mix of uses on this property, including residential storage (mini - warehouses), and potentially some climate-controlled units. A conceptual site layout was attached to the Conditional Use application.

### **Conclusion:**

Staff finds that the requested Conditional Use: Case 21-01 will fit into the redevelopment plans for the area and are compatible with the general project vicinity 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 21-01 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed mini-warehouse storage facility 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.





