

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 21-04: 5441 & 5443 Southwest Drive
Municipal Center - 300 S. Church St.
For Consideration by the MAPC on June 22nd, 2021

Request: Applicant proposes a Conditional Use to allow for storage units to be placed in C-3, General Commercial zoning.

Applicants/Owner: **David and Deborah Hartshorn**, 2801 Buckingham Drive, Jonesboro, AR 72401

Location: **5441 and 5443 Southwest Drive**, Jonesboro, AR 72404

Site Description: **Tract Size:** Approx. 3.56 Acres
Street Frontage: 210 ft. – Southwest Drive / 60 ft. Jaybee Drive
Topography: Flat Land
Existing Development: Currently Vacant

Surrounding Conditions:

ZONE	LAND USE
North	R-1 Single Family Residential – Vacant Land
South	Commercial C-4
East	Commercial C-4 and C-4 LUO – Vacant land / House
West	R-1 Single Family Residential - Houses

History: Vacant Land

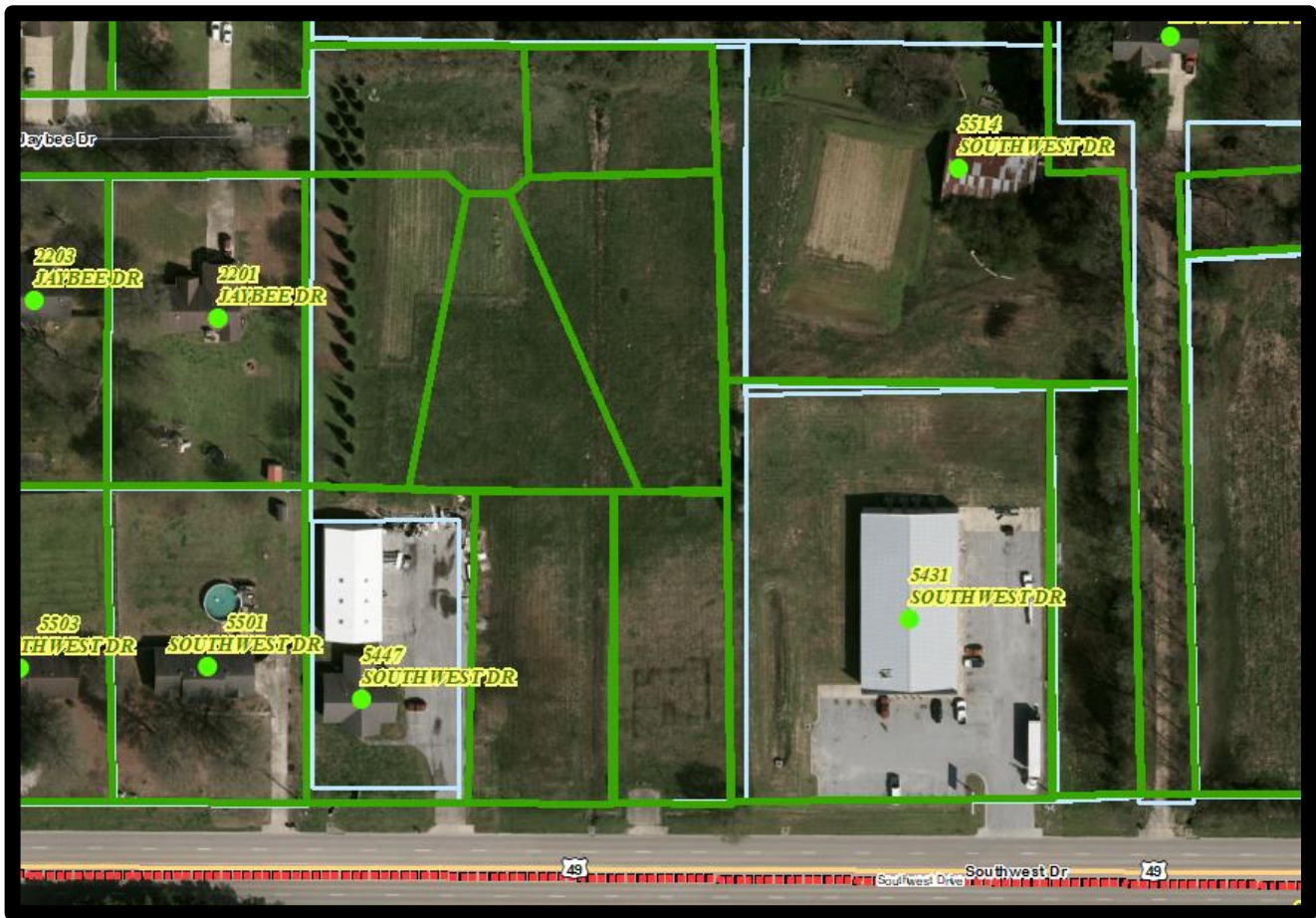
Zoning Code Analysis:

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 and the overlay district.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are adequate, are consistent with requirements of this chapter
- (7) The proposed landscaping and screening of the proposed use will be in accordance with provisions of this

chapter and the overlay district.

(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

Applicant's Proposal:

The applicant is requesting storage units to be placed in C-3, General Commercial zoning. The C-3 General Commercial district requires Conditional Use approval from this type of use.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 21-04 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 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. Any change of use shall be subject to Planning Commission approval in the future.

4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. The property lies in the Overlay District and will have to meet all requirements of that District.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU 21-04 on the floor for consideration of recommended approval by the MAPC with the noted condition, and we, the MAPC find that the proposed 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.

