

Print

Conditional Use Application - Submission #7415

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Date Submitted: 9/28/2018



CITY OF JONESBORO  
CONDITIONAL USE APPLICATION

SECTION FOR OFFICE USE ONLY:

Case Number:

Cu 18-09

MAPC Deadline

9/28/2018

MAPC Meeting Date

10/23/2018

Date Submitted

9/28/2018

**OWNER/APPLICANT INFORMATION:**

**Property Owner's Name**

The Historical Building on Union Street LLC

**Street Number**

215

**Street Name**

Union

**Street Type**

Street

**Apt #/ Suite #**

**City**

Jonesboro

**State**

AR

**Zip**

72401

**Phone**

870-240-8008

**Applicant's Email Address**

aberner@jettoncon.com

*John Mixon*

*870-275-8228*

**Applicant's Name**

Andrew Berner

**Applicant's Contact Information:**

**Street Number**

1211

**Street Name**

Carroll

**Street Type**

Road

**Apt #/ Suite #**

**City**

Paragould

**State**

AR

**Zip**

72450

**PARCEL INFORMATION**

**Current Zoning**

C-1

**Existing Land Use**

Downtown Core / Unoccupied

**Adjacent Zoning**

**North**

C-1

**East**

C-1

**South**

C-1

**West**

C-1

**Please Select All Types That Apply:**

- Emergency housing unit
- Manufactured housing unit
- Manuf. housing, residential design
- Group residential
- Accessory dwelling unit
- Airport or airstrip
- Animal care, general
- Animal care, limited
- Automated teller machine
- Bed and breakfast
- Cemetery
- Church
- Communication tower
- Convenience store
- Day care, limited (family home)
- Day care, general
- Golf course
- Government service
- Medical services
- Museum
- Nursing home
- Recreation/ entertain., indoor
- Recreation/ entertain., outdoor
- Safety services
- Utility, major
- Agriculture, animal
- Agriculture, crop
- Agriculture, product sales

**DESCRIPTION OF REQUESTED VARIANCE**

The project is a mixed use building with commercial office space and apartments. The project is three stories with commercial offices and apartments sharing the first floor and apartments on the second and third floors. Mixed use with residential in downtown core is in keeping with the vision for downtown Jonesboro. First floor apartments are located across the street from this property. Several first floor apartments are located in close proximity to the property on Monroe and Madison. Each first floor apartment will have a walled terrace which will allow privacy from the street and an urban streetscape to the public.

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

**GENERAL SUBMITTAL INFORMATION**

- (1). Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
  
- (2). Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
  
- (3). Pay fees.

CITY OF JONESBORO



MAPC ADJOINING PROPERTY  
OWNER NOTIFICATION

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Center Building, 300 S. Church, Jonesboro, Arkansas, on TUESDAY, \*-----, 2014 AT 5:30 P.M. :

Date

9/28/2018

On the agenda for this meeting is a request to the Commission to approve a **CONDITIONAL USE ON PROPERTY WITHIN 200' OF YOUR PROPERTY**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

**REQUEST BY:**

The Historical Building on Union Street LLC

**DATE:**

9/28/2018

**DESCRIPTION OF REQUESTED USE:**

C-1 to Mixed Use

**LOCATION OF REQUESTED USE:**

215 Union Street, Jonesboro, AR 72401

In affixing my signature below, I am acknowledging my understanding of this request for a conditional use. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

**Printed Name of Property Owner within 200'**

Andrew Berner

**Signature**

**Date**

10/18/18

**Address**

1211 Carroll Rd Paragould, AR 72450

**Phone**

870-240-8006

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, 3rd floor, or by calling (870)930-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.