

**City of Jonesboro Planning Commission**  
**Staff Report – CU 18-09: 215 Union**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on October 23, 2018*

**REQUEST:** Applicant proposes a Conditional Use to allow for residences on ground and upper level floors within the C-1 Downtown Core Commercial District.

**APPLICANT OWNER:** Andrew Berner, 1211 Carroll Road, Paragould, AR 72450

**LOCATION:** 215 Union, Jonesboro, AR – Historical Building

**SITE DESCRIPTION:** Tract Size: +/- 1.2 acres / 52,876 Sq. Ft.  
 Frontage: 283.01 Feet along Union Street / 198.10 Feet along Madison Street.  
 Topography: Flat.  
 Existing Development: Existing commercial building

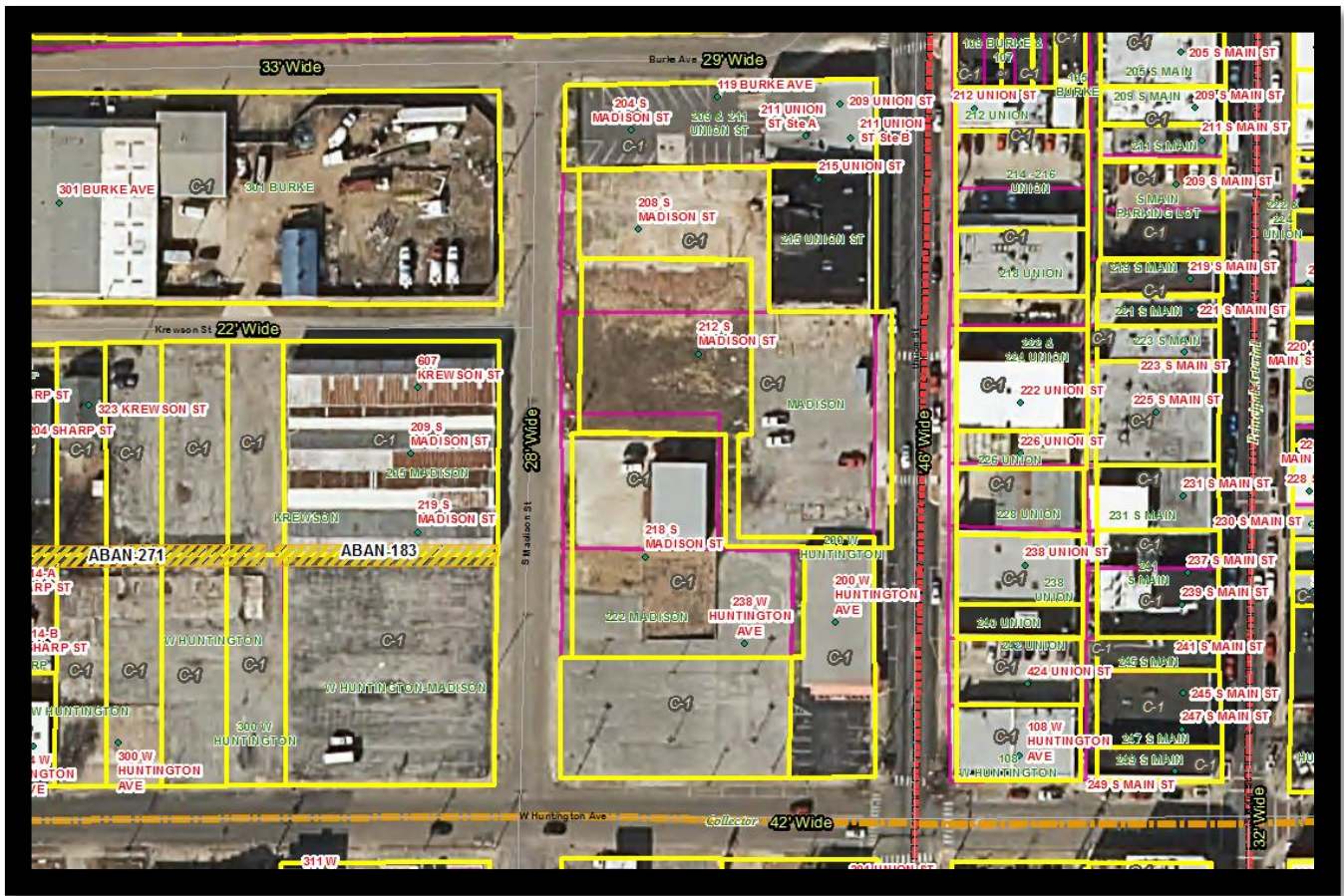
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	C-1 Commercial Development/Parking Lot
South:	C-1	C-1 Commercial Development/Parking Lot
East:	C-1	C-1 Commercial Development/Parking Lot
West:	C-2	C-1 Commercial Development/Parking Lot

**HISTORY:** The existing structure was a commercial building.

**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 applicant is proposing to waive the requirement in C-1 zoning to have commercial on the first floor. The applicant is requesting the Commission to approve a Conditional Use on this project that 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.

### **Conclusion:**

Staff finds that the requested Conditional Use: Case 18-09 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 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.

2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, and dumpster enclosure requirements shall be submitted to the planning prior to any redevelopment.
3. That the proposed site shall satisfy all requirement of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU 18-09 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find the request to allow for residential on the first floor of this development to 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.

## *Pictures of Area*

