



Metropolitan Area Planning Commission
Staff Report – Conditional Use: Case No. 08-04 Drum
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on April 8, 2008

REQUEST: Conditional Use – Ground Floor Loft

PURPOSE: To develop property currently Zoned C-1 Commercial for a residential unit on the street level.

APPLICANT: John Drum, 100 E. Matthews Ave., Jonesboro, AR 72401
OWNER: JVAL Investments LLC, 100 E. Matthews Ave., Jonesboro, AR 72401

LOCATION: 100 E. Matthews Ave.

SITE DESCRIPTION:

Tract Size:	Approx. 5,400 SQ. FT.
Frontage:	Approximately 60ft.x 90 ft.
Topography:	Predominately flat
Existing Dvlpmt:	Building with Parking lot.

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Commercial
South:	C-1	Commercial
East:	C-1	Commercial
West:	C-1	Commercial

HISTORY: None

SITE PLAN AND ZONING ANALYSIS: City Planning Staff has reviewed the proposed development and offers the following findings.

Chapter 14.36.01 Off-street Parking and Loading; Schedule A, requires 1 parking space per 400 sq ft. to comply there is a need for 11 spaces. The existing parking lot which is to remain will have the potential of 8 parking spaces, with flex parking spaces on adjacent parcel to the west. **In the C-1 District parking is not required onsite; in this instance the owner will provide on-premise parking.**

Findings:

The applicant does not propose any exterior modifications to the proposed structure. The parking lot is existing and would satisfy minimum standards. This structure is located south of the main core of downtown and the proposed accessory apartment will not detract from the commercial storefront character in that area. The unit will be at the rear of the commercial with an entry way hidden from the Main St. Corridor.

Conclusion:

Staff finds that the requested Conditional Use submitted by John Drum, should be approved based on the above findings and following conditions:

1. That upon issuance of the Conditional Use Permit Approval, all other applicable building and other permits be applied for and obtained by the applicant. No dwelling occupancy shall occur prior the issuance of a final occupancy certificate.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking at the proposed loft location.



View Looking North along (Main St.) frontage of project location



View looking east at intersection directly south of the project site