



Metropolitan Area Planning Commission
Staff Report – Conditional Use: Case No. 08-02
Huntington Building - 900 W. Monroe
For Consideration by the Commission on February 12, 2008

REQUEST: Conditional Use - Teen Entertainment Center

PURPOSE: To develop property currently Zoned I-1 Industrial for a teen entertainment center for children.

APPLICANT: Juanita Malone, 2103 Spring Hollow Dr. Jonesboro, AR 72401
OWNER: Ray Crumpler, 813 Creath Street, Jonesboro, AR 72401

LOCATION: 500 Cate Avenue

SITE DESCRIPTION: Tract Size: Approx. .459 acres
 Frontage: Approximately 100 ft. on Cate Ave.
 Topography: Predominately flat
 Existing Dvlpmt: Vacant Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial (Railroads)
South:	C-3	General Commercial (Vacant/Res.)
East:	I-1	Industrial (Residential)
West:	I-1	Industrial (Commercial Structure)

HISTORY: No prior petitions for this site. Previous bar use/barber shop

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.



The adaptive reuse of the property from a previous bar and barber shop to a teenage entertainment center will not propose a negative impact on the surrounding properties nor is additional screening necessary in this case. Staff feels that if the existing 4,615 sq. ft. building can be properly brought into satisfaction of all local, county and state code requirements of fire safety, building inspections, and Family and Human Services, that this use should be permissible, as a conditional use, pursuant to the stipulations below.

The applicant has stated that the hours of operation would be 9am to 9pm Monday thru Friday and 9am to 12am Friday thru Saturday. The center will offer games, videos, pool tables as well as other activities. Pre-packaged food

and drinks will also be available to the teens.

Findings:

The applicant does not propose any interior or exterior modifications to the proposed structure. The parking lot is existing and would satisfy minimum standards.

Conclusion:

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

1. That upon issuance of the Conditional Use Permit Approval, all other state and local required permits be obtained by the applicant including a privilege license by the City.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building and other permits be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking at the Teen Center location.



View Looking Northwest along frontage of project location



View looking east at intersection directly south of the project site