



Metropolitan Area Planning Commission
Staff Report – Conditional Use: Case No. 07-08- Condominiums in C-1
Huntington Building - 900 W. Monroe
For Consideration by the Commission on July 10, 2007

REQUEST: Conditional Use Request: Condominiums in C-1 Downtown Core District.

PURPOSE: To allow for condominiums in a C-1 District in an existing one store-warehouse building in the Downtown Commercial District.

APPLICANT Joe Clay Young IV, President, 216 S. Main St., Jonesboro, AR 72404

OWNER: Young Investment Company, LLC, P.O. Box 1577, Jonesboro AR 72401

LOCATION: 217 East St.

SITE DESCRIPTION: Downtown/Fowler Warehouse

SURROUNDING CONDITIONS:	<u>ZONE</u> C-1	<u>LAND USE</u> Downtown Commercial Core
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SITE PLAN AND ZONING ANALYSIS: City Planning Staff has reviewed the proposed development and offers the following findings.

The applicant plans to utilize the above addressed property to remodel the existing structure from a warehouse into 14 residential condominiums. Each condo will be comprised of two bedrooms and two and one-half baths in a two level floor design. Other site amenities will include a dog park, a fitness center and a lap pool. Secure parking will be provided for each resident along with a private patio. This project is hoped to blend in with the existing surrounding uses which include a mix of loft apartments, a senior residence center, and businesses.

The current Zoning Ordinance allows apartments within the C-1 District as a conditional use. Staff does not fore-see a problem with parking overload and the applicant can demonstrate that the project will not negatively impact the parking capacity of downtown Jonesboro. The applicant should submit detailed landscaping , lighting, and trash disposal screening and locating to the Planning office.

Department Reports:

Engineering Dept.: City Engineer is requesting that a detailed site plan be submitted by a licensed professional engineer for review and final approval prior to the start of construction.

Fire Marshall's Office: Granted conceptual approval contingent upon submittal of full architectural drawings.

Conclusion:

MAPC is asked to consider this request for condominiums at the fore-mentioned addresses on East St. Staff recommends the following conditions upon any approval:

1. That the final site plan be submitted with an engineer's certification seal on all site improvements illustrating compliances with all administrative stipulations and regulations. Such site plan shall be approved by the Planning Commission to ascertain compliance with the Conditional Use approval.
2. That the applicant submits certified sealed architectural drawings illustrating compliance with all fire and building codes.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Along East St. adjacent from subject site



217 East St./subject site



View from site looking west/Church St. properties



View looking south from Creath Ave.



West of the subject site/Church St.



Aerial View- North directly up