



**Metropolitan Area Planning Commission**  
**Staff Report – Conditional Use: Case No. 08-06 Stevenson**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the MAPC on August 12, 2008**

**REQUEST:** Conditional Use – Ground Floor Accessory Single Unit Apartment (1,008 s.f.).

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

**APPLICANT:** Cole Stevenson, 3504 Western Gales, Jonesboro, AR 72401  
**OWNER:** Martha S. McFarlin, 2811 Greenbriar, Jonesboro, AR 72401

**LOCATION:** 110 W. Huntington. Ave. (at Union St.)

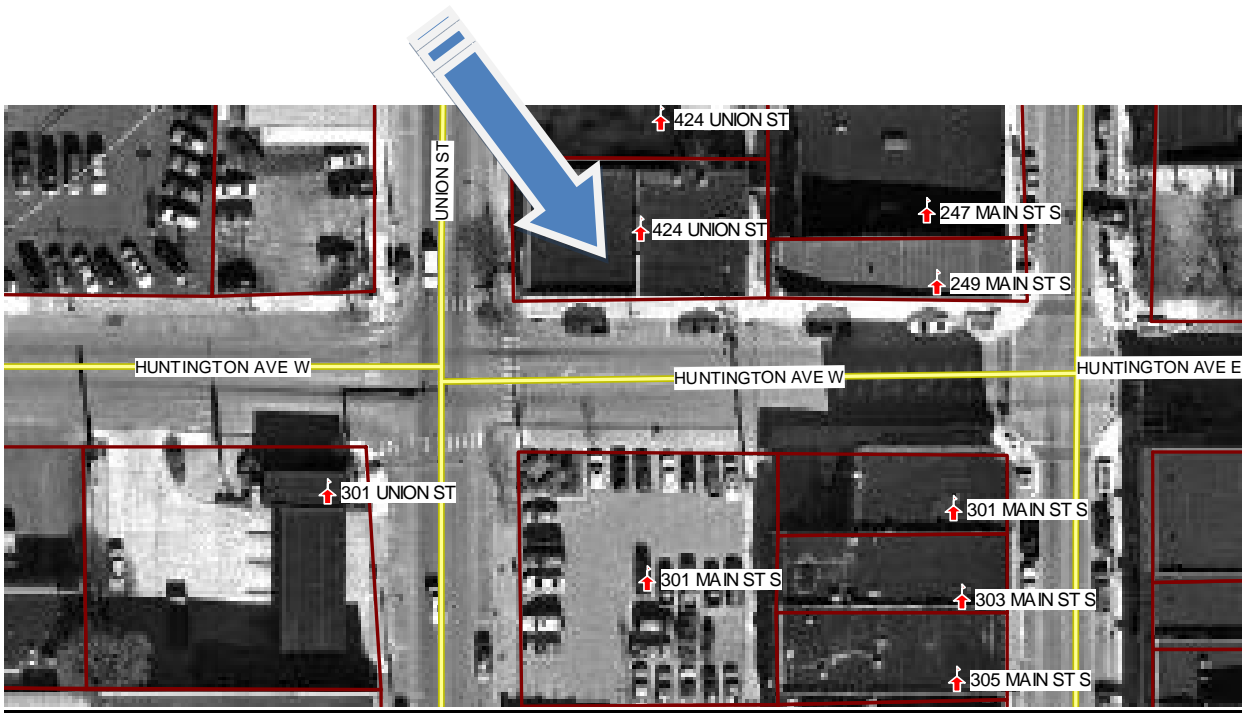
**SITE DESCRIPTION:** Tract Size: Approx. 5,400 SQ. FT.  
 Frontage: Approximately 60 ft.x 90 ft.  
 Topography: Predominately flat  
 Existing Dvlpmt: Building with Parking lot.

<b>SURROUNDING CONDITIONS:</b>	<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 does 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 west of the main core of downtown and the proposed 1,008 s.f. accessory apartment will not detract from the commercial storefront character in that area. The unit will be adjacent to the commercial uses with an entry hidden from the Main St. Corridor.

**Conclusion:**

Staff finds that the requested Conditional Use submitted by Cole Stevenson, 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. Final sealed architectural drawings shall be submitted for permit review.
2. 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 North along (Main St.) frontage of project location



View Looking Northeast along (Huntington) frontage of project location



View Looking Northeast along (Huntington @ Union) intersection/frontage of project location



View Looking Northeast along (Huntington) frontage of project location





View Looking East from the Union St. frontage of project location



View Looking East from the Huntington/Union St. intersection of project location



View Looking South from project location across Huntington Ave.



View Looking North from the Huntington Ave. frontage of project location