

*City of Jonesboro Planning Commission*  
**Staff Report – CU 16-16– 1020 313 Madison Street**  
**Municipal Center- Council Chambers – 300 S. Church St.**  
*For Consideration by the Planning Commission on Sept 13, 2016*

**REQUEST:** The applicant proposes to waive the requirement of C-1 zoning to have commercial on the first floor, and have 2 story apartments, as allowed under the Conditional Use review process before the MAPC.

**APPLICANT:** Little and Associates, Jim Little, 501 Union, Jonesboro, AR 72401  
**OWNER:** Innovative Investments LLC., 615 West Matthews, Jonesboro, AR 72401

**LOCATION:** 313 Madison Street, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: .12 Acres  
Frontage: Around 50 Feet Along Madison Street  
Topography: Mostly Flat  
Existing Developmt.: Vacant (Previously Rent Houses)

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Downtown Core Commercial District
South:	C-1	Downtown Core Commercial District
East:	C-1	Downtown Core Commercial District
West:	C-1	Downtown Core Commercial District

**HISTORY:** Previously rent housing.

**Zoning Code Analysis:**

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, 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/Vicinity Map*

**Findings:**

Innovative Investments LLC purchased approximately .12 acres with the intent to develop six multifamily units on the lot. They are requesting approval of a conditional use to allow for both ground level and upper level floors within this C-1 Downtown Core Commercial District.

**Conclusion:**

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 Conditional Use Approval, the owners shall submit a final site plan subject to MAPC approval.
2. All future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a one year time limit.

**Sample Motion:**

*I move to place Conditional Use Case CU 16-16 on the table for consideration, as presented for the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.*

Respectfully Submitted for Commission Consideration,  
The Planning Department

# Site Photographs



View looking north



View looking north





View looking south



View looking east



View looking west