

City of Jonesboro Planning Commission
Staff Report – CU 17-16: 410 Monroe Ave.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 26, 2017

REQUEST: Applicant proposes a Conditional Use to allow for residential on the first floor of a development on a property that is zoned C-1.

APPLICANT OWNER: Jim Little, 501 Union Street, Jonesboro, AR
Innovative Investments, 615 W. Matthews, Jonesboro, AR

LOCATION: 410 Monroe Ave. Jonesboro, AR

SITE DESCRIPTION: Tract Size: +/- .46 acres
Frontage: 100 Feet along West Monroe Ave.
Topography: Flat.
Existing Development: Existing commercial office building

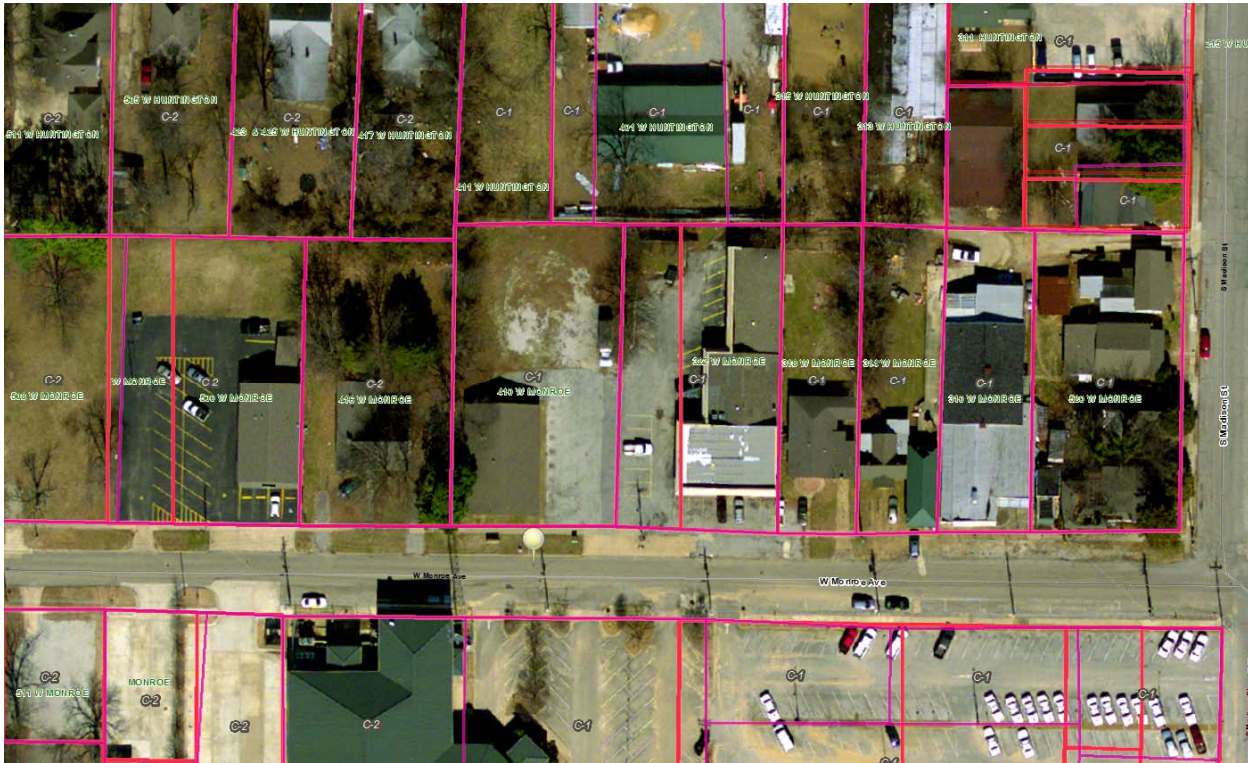
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	C-1 Commercial Development
South:	C-1	Parking Lot/ Courthouse
East:	C-1	C-1 Commercial Development
West:	C-2	Single Family House

HISTORY: The existing structure was an office building.

Zoning Code Analysis:

In carrying out the purpose of this section, 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 Ord., § 14.24.02)



Aerial View/Zoning Map

Applicant's Proposal: The applicant is proposing to waive the requirement in C-1 zoning to have commercial on the first floor. They would like to have 2 story townhouses. There are no other mixed-use projects on this area of Monroe.

Conclusion:

Staff finds that the requested Conditional Use: Case 17-16 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

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 Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

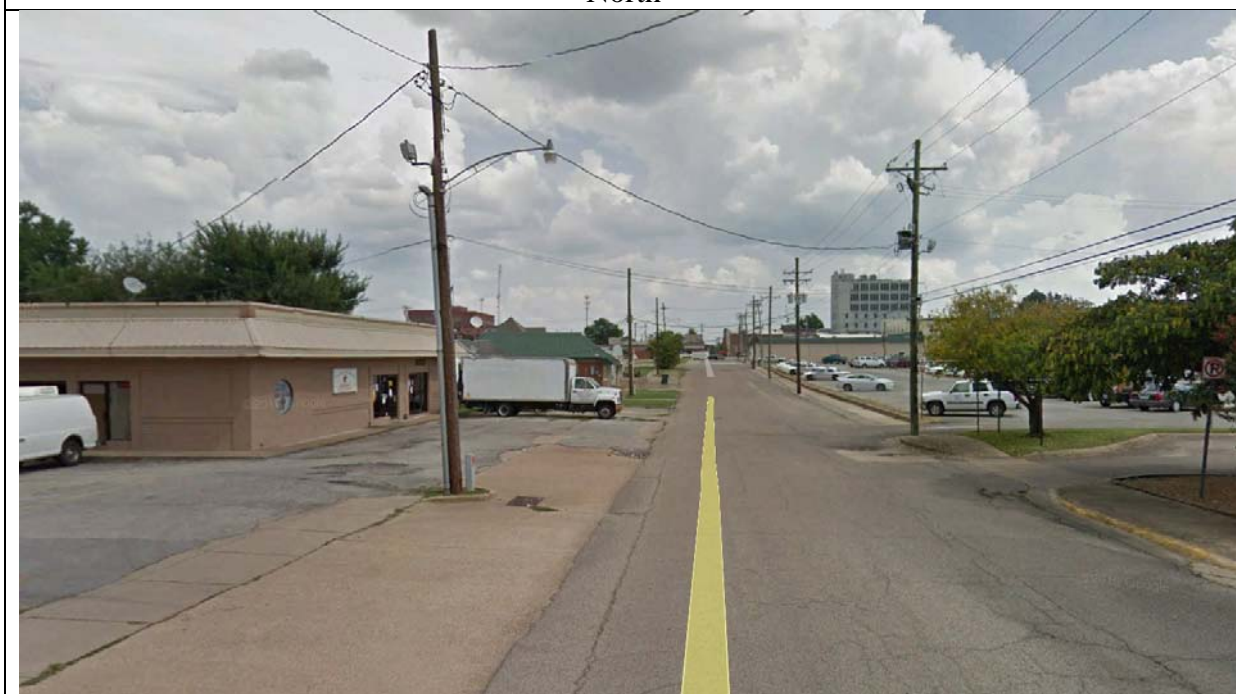
Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU 17-16 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find the request to allow for residential on the first floor of this development to be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



North



East



South



West