



TOWN OF JEROME

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Zoning Administrator Analysis Planning & Zoning Commission Tuesday, December 19, 2022

Item : 1
Location: 310 Queen Street
Applicant/Owner: Shane Qualls
Zone: C-1
APN: 401-06-128H
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval for a Conditional Use Permit (CUP) for three (3) Residential apartment units at 310 Queen Street. The building was built in or around 1993, and consists of two structures connected by a breezeway. Since the building's construction it has contained a residential unit that has been in use over the years. The new owner, Shane Qualls is asking for a Conditional Use Permit to allow for Multi-family dwelling, or three Apartment units. These units are slated as long term rentals, and already tentatively have locals lined up to rent.

Purpose: It is the express purpose of this (TOJ Zoning Ordinance) Ordinance that any use for which a Conditional Use Permit is required shall be permitted as a Principal Use in the particular zoning district, provided that all special conditions and requirements of this Ordinance are met. Therefore the action of the Commission shall be one of approval or denial based upon its judgement as to whether the specified conditions have been or will be met. In order to grant any use permit, the findings of the Commission must be that the establishment, maintenance, or operation of the use of building applied for will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the town.

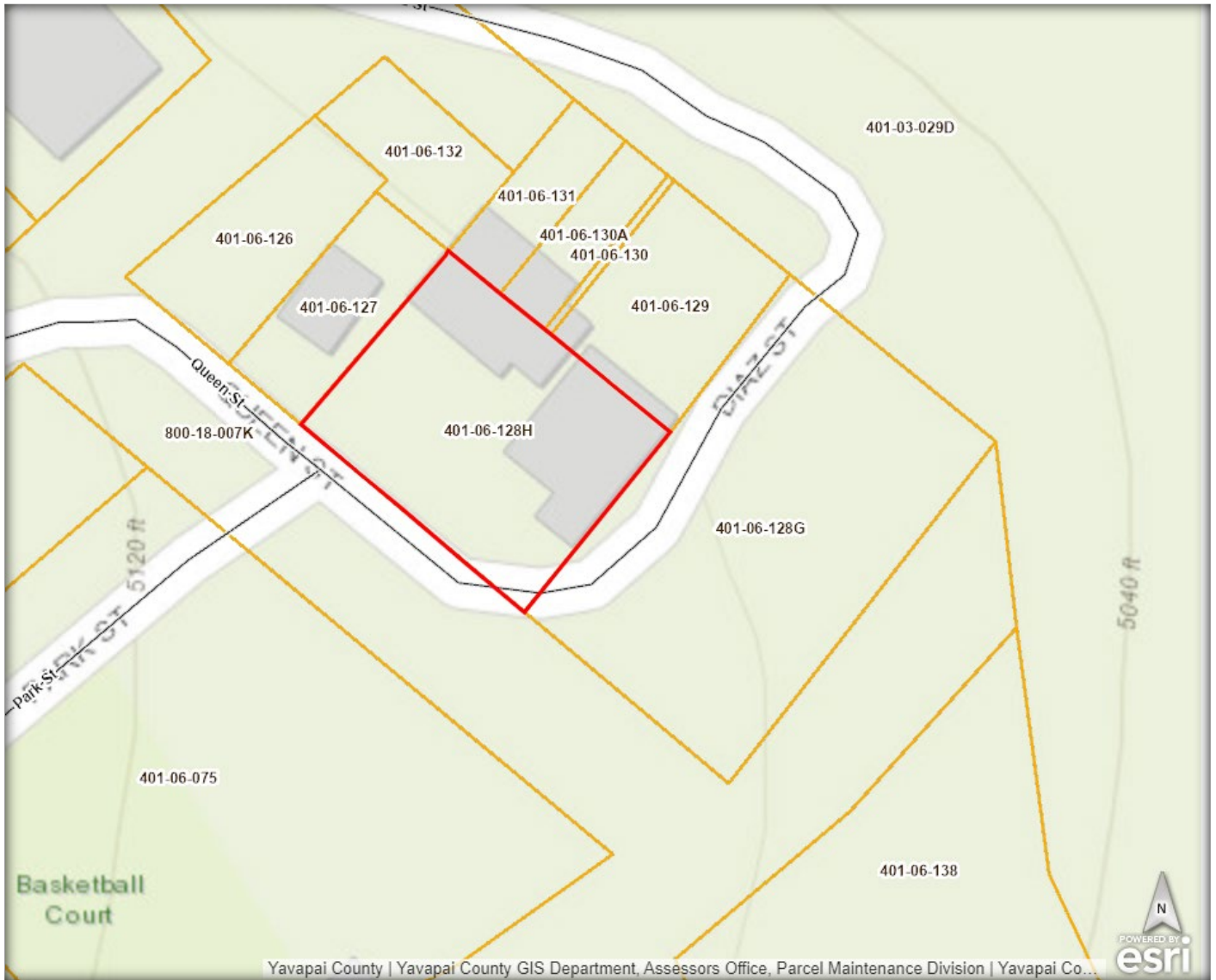
Property Standards: The Town of Jerome Zoning Ordinance in section 507.C.1 says that within the Commercial C-1 zone a Conditional use can be; *"Any "Permitted" or "Conditional" uses in the "R1-10", "R1-5" or "R-2" Zones."* This means that any of the Residential uses from those Zones is conditionally permitted within the C-1 zone.

ZA Response: The Zoning use is not problematic, but the question of use always hinges on available off-street parking. In this particular case, the property at 310 Queen Street already has an approved parking plan from prior owners in place that provides for x10 On-site parking spaces. The Zoning Ordinance requires 1.5 Parking Space per unit, the sum of which equals 4.5 spaces. The ordinance requires that calculations be rounded up, so that the required parking is 5 spaces, which the applicant can readily provide.



Top: Overview Aerial photograph showing the property at 310 Queen Street and the adjacent properties and roadways. The trees in front of the structure partially block the view of some of the available parking spaces for the project.

Source: W. Blodgett / Google Earth



Top: View of 310 Queen Street from the Yavapai County GIS Parcel map. Note that there is a margin of error for this GIS, and the structures are actually fully within parcel 401-06-128H. Some parts of Diaz Street shown in the above are additionally no longer a Town Right-of-Way.

Source: W. Blodgett

Application & Related Information

