

*City of Jonesboro Planning Commission*  
**Staff Report CU 18-05 901 South Main Street**  
**Municipal Center – 300 S. Church St.**  
*For Consideration by Planning Commission on June0, 2018*

**REQUEST:** Applicant proposes a Conditional Use to continue the Church on a C-1 property and remove an existing building and construct a new youth center.

**APPLICANT/  
OWNER:** First Methodist Church, 801 South Main Street, Jonesboro, AR

**LOCATION:** **901 South Main, Jonesboro, AR 72401**

**SITE DESCRIPTION:** Tract Size: 1.10 acres approx., 47,898 sq. ft. +/-  
Frontage: 245.38 ft. approx. along South Main.; 177.97 ft. along West Oak Avenue;  
252.35.ft. along Union Street.  
Topography: Predominately flat.  
Existing Development: Church

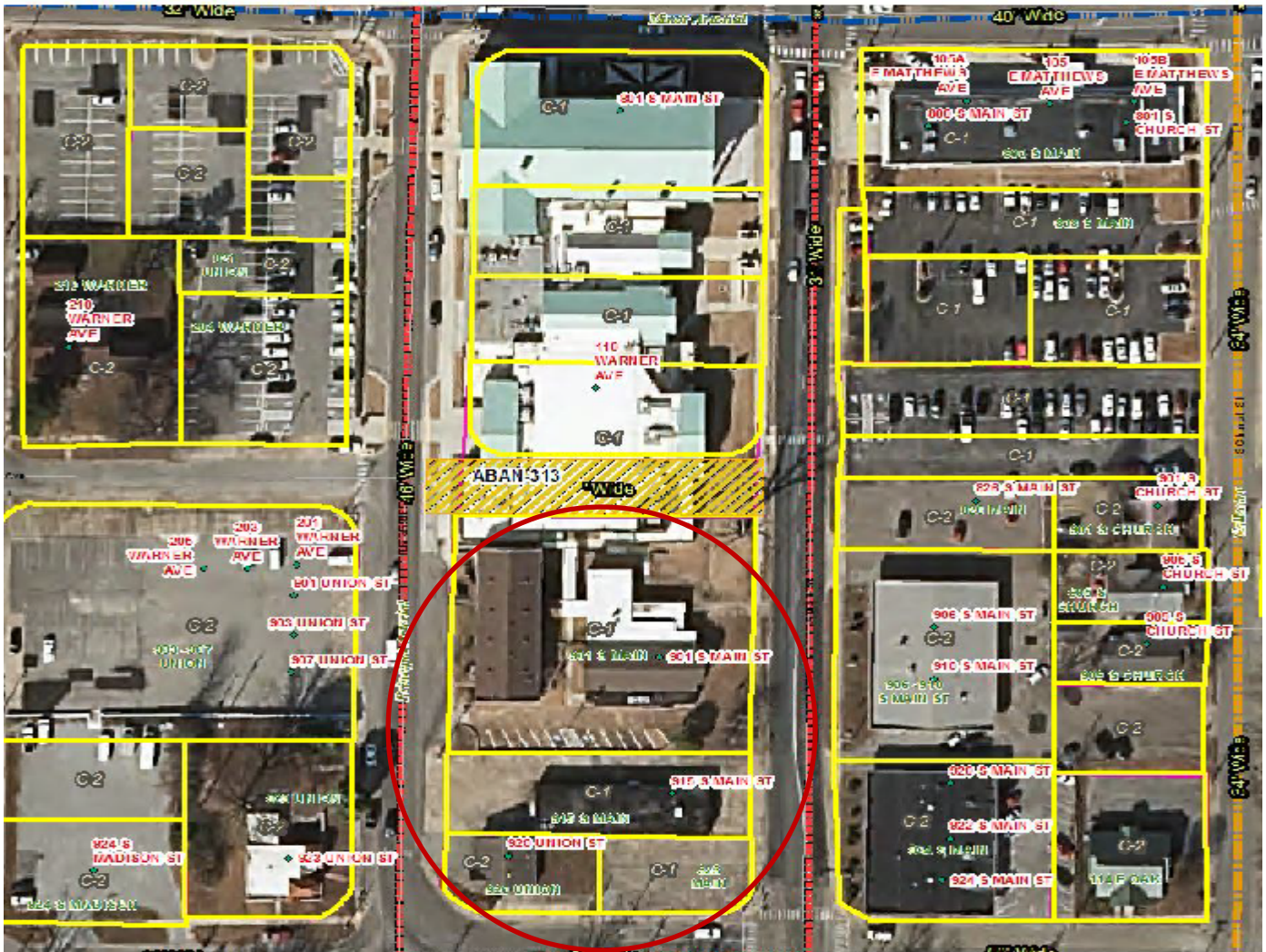
<b>SURROUNDING CONDITIONS:</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
North:	C-1	Downtown Core Commercial District
South:	C-2	Downtown Fringe Commercial District
East:	C-2	Downtown Fringe Commercial District
West:	C-2	Downtown Fringe Commercial District

**HISTORY:** None

**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. **(Yes)**
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located. **(Yes)**
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected. **(Yes)**
- (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. **(Yes)**
- (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. **(Yes)**
- (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 will be 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. **(N/A)** (Zoning Ord., § 14.24.02)



Vicinity & Zoning District Map

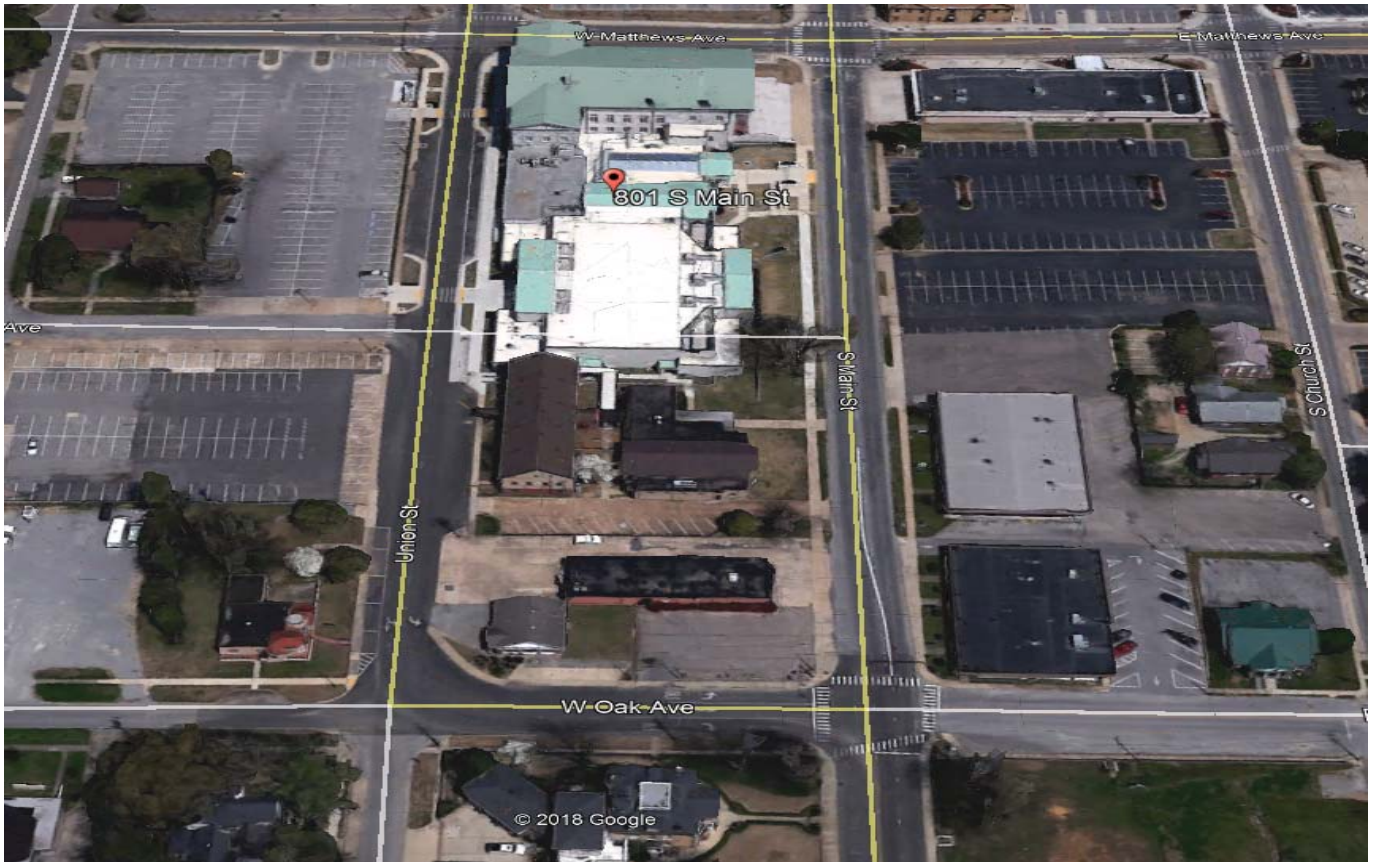
### **Findings/Code Analysis:**

The applicant notes that the church plans to maintain the property and to construct a new three story youth center on the property.

### **Parking Requirements:**

Chapter 117 of the City Code of Ordinances requires churches to provide 1 parking space per every 4 seats in the main sanctuary.





**Enlarged Aerial View of Site**

### **Conclusion:**

MAPC should consider the following conditions if the request is granted in full on the basis of the requested Conditional Use for extension of Gravel Parking for another two (2) years:

1. That upon issuance of the Conditional Use Approval, all future alterations and new construction shall be subject to Planning Department approval in the future.

Respectfully Submitted for Commission Consideration,  
The Planning Department, City of Jonesboro

### **Sample Motion:**

*I move to approve Conditional Use Case CU 18-03, as presented for the Church to be able to have a Church Facility on this property and to construct the new youth center. The MAPC find that this use falls within the provisions for conditional use, and meets the spirit and intent of the Code. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.*



# *Pictures of Area*

