

City of Jonesboro Planning Commission
Staff Report – CU 10-12 Southwind Development/1st Christian Church
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on December 14, 2010

REQUEST: Applicant proposes to construct a church within an R-1 District.

**APPLICANT/
OWNER:**

Southwind Development, P.O. Box 10119 Jonesboro, AR
 First Christian Church, 2704 S. Culberhouse St. Jonesboro, AR

LOCATION: 2600 Woodsprings Rd. @ Casey Springs Rd.

SITE DESCRIPTION:

Tract Size:	6 +/- acres
Frontage:	621.36' +/- along Casey Springs Rd., 120' Autumn Dr.
Topography:	Flat
Existing Dvlpmt:	Vacant/Wooded Lot

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: None

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)

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Jonesboro Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Single Family- Low Density. This designation typically includes single family residential uses. However Church and Worship uses are allowed in all residential districts upon Conditional Use application to the Planning Commission.

Findings:

The church site plan demonstrates ingress/egress off of Casey Springs Rd. Proper access drive permits are required.

The signage and site lighting photometrics shall not adversely affect abutting neighbors. The applicant has provided 88 parking spaces with the required amount calculated at 45 for 180 seats. Staff feels a 30 foot buffer would be appropriate to protect surrounding residential properties. With proper buffering a quality development can be incorporated into this planning area.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 10-12, First Christian Church will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. Zoning compliance is demonstrated as set forth by the zoning ordinance.

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking northeast at the subject property.



View looking northeast of Casey Springs Rd./Woodsprings Rd intersection.



View looking north of the subject property and Casey Springs Rd. frontage.



View looking south along Casey Springs Rd. frontage.



View of adjacent property on Casey Springs Rd.



View along Casey Springs Rd. frontage.



View of Woodsprings Rd. frontage.



View of residence adjacent of subject property (Woodsprings Rd).