

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ09-21 Prospect Missionary Baptist Church  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on November 10, 2009*

**REQUEST:** A recommendation by MAPC to rezone property containing 3.08 acres more or less.

**PURPOSE:** To rezone a tract of land from R-1 to C-3 General Commercial.

**APPLICANT/ OWNER:** Prospect Missionary Baptist Church, 4200 E. Johnson Ave. Jonesboro, AR

**LOCATION:** 4200 E. Johnson Ave. Jonesboro, AR 72401

**SITE DESCRIPTION:**

Tract Size:	3.08 Acres (134,164.8 sq. ft.)
Frontage:	327.2 ft of frontage along Johnson Ave.
Topography:	Gently sloping
Existing Dvlpmt:	Existing Church

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Single Family
	South: I-1, C-4, R-1,	Industrial, Commercial, Residential
	East: C-3	General Commercial
	West: C-3	General Commercial

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

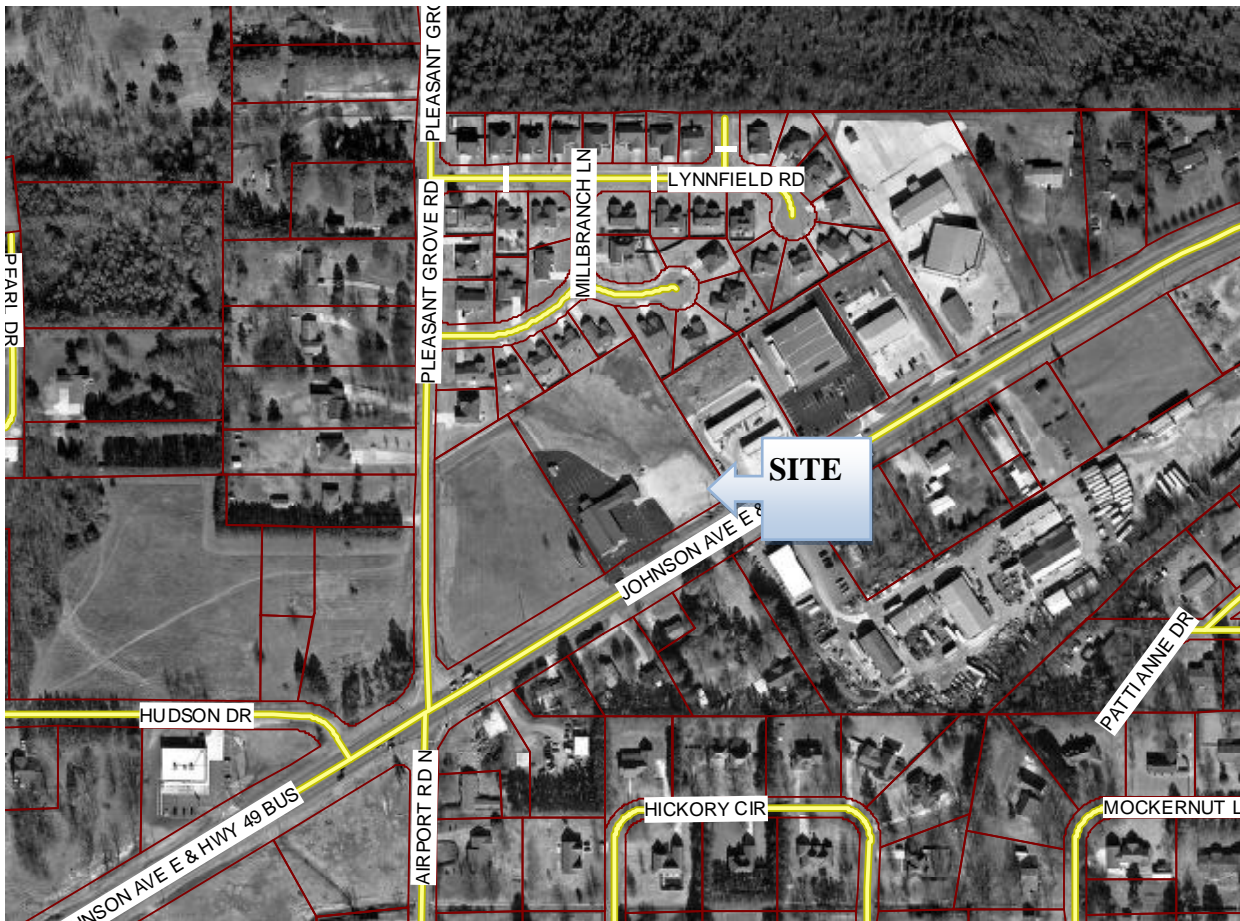
The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Thoroughfare Commercial. This area is currently being restudied by the Land Use Advisory Committee. The general area has been proposed as Public Semi-Public Institutional. The subject site is surrounded by land recommended for General Retail uses.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Aerial Map/ Vicinity Map

**Findings:**

The subject site is located on Johnson Ave. just northeast of Airport Rd. and south of residences on Millbranch Lane. The area is predominately commercial with residential abutting in the rear. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible uses of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

The minimal size of the subject parcel will limit the location and type of commercial use. A privacy fence/buffer and lighting plan should be required to demonstrate compliance with the zoning ordinance. This will allow for controls and assurance that the abutting residential will be properly screened. This

parcel is the last designated R-1 property along Johnson Ave. in this area and the C-3 zoning would be consistent with surrounding properties. Please note that any stipulations would necessitate a Limited Use Overlay.

### **Conclusion**

The Planning Staff has reviewed the request and feels that all issues regarding impacts on abutting residential uses should be considered by the MAPC prior to an approval recommendation to City Council for a change from R-1 Single Family Residential to C-3 L.U.O., General Commercial. If approved the following stipulations should be considered:

1. That the final site plan and proposed use shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That a final landscaping plan shall be submitted for approval by the MAPC to soften the appearance from the residential abutting as well as illustrating all fencing and screening.
3. Off-premise advertisement signage shall be prohibited on the subject premises.
4. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.

Respectfully Submitted for Commission Consideration,

Thomas K. White Jr.  
Planning & Zoning

# Site Photographs



View looking north at the site.



View looking southwest along Johnson Ave.



View Looking northeast across from the site.



View looking northwest at the subject site.



View looking west along property frontage.



View looking south from subject property.