

*City of Jonesboro Planning Commission
Staff Report- CU 12-10-3600 Forest Hill
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on October 9, 2012*

REQUEST: Applicant proposes to build a home for homeless mothers with children at the location listed above, within an R-1 Single Family Residence District under the Conditional Use process.

APPLICANT/ Robin Nix, on behalf of Arkansas Baptist Children’s Home & family Ministries, 2532 Alexander, Jonesboro, AR

OWNER: Central Baptist Church, 3707 Harrisburg Rd., Jonesboro AR 72401

LOCATION: 3600 Forest Hill Road, Jonesboro, AR
(Vacant land directly East of the intersection of Mardis Dr. & Forest Hill Road.
(Tract Size: 250 ft. X 300 ft.)

SITE DESCRIPTION: Tract Size: 1.72 acres 75,000 s.f. +/-
Frontage: 250’ +/- along Forest Hill Rd.
Topography: Gradually sloping
Existing Dvlpmt: Vacant area adjacent to Church’s multi-purpose building (former residence).

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Worship Edifice
South:	R-1	Residential
East:	R-1	Church’s multi-purpose building
West:	R-1	Residential

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.
- (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)



Zoning/Vicinity Map

Findings:

Arkansas Baptist Children’s Home and Family Ministries is proposing a home for homeless mothers with children. Under the submitted guidelines, male children must be 12 or under and female children must be 17 or under. The home will provided living quarters for full-time Case Management Coordinator and for up to 7 mothers; the home will not be used for abused women and children.

The subject property is being donated by Central Baptist Church and the building is being built in memory of Dr. Buck Rusher with funds provided to Dr. Rusher’s Family. Home will be of a residential character and design. Arkansas Baptist Children’s Home and Family Ministries are joining with Central Baptist Church in this project which should make this ministry a good opportunity for Jonesboro.

Zoning Code Analysis:

The Zoning Code accommodates group residences only after a request for conditional use is submitted and reviewed within the R-1 District by the Planning Commission subject to the consideration of the development standards and design specifics outlined above.

Such a home for 7 adult mothers would be classified as a commercial code review under the building code permit process which also reviewed by the Fire Marshal for fire safety as well. Professional architectural services will be required to assure such code compliance. Property ingress and egress should be designed strategically to assure emergency access to the home facility. Parking shall comply with all off-site parking requirements for driveways and parking spaces.

If properly implemented as outlined and managed by the proposal and submitted operational procedural planning guidelines, this project will be structured in a manner that will cause no adverse impact on the surrounding neighborhood. Staff feels confident that with the necessary stipulations, and site plan review process- all issues of concern such as site access management, screening, maintaining of residential character, fire and public safety compliance, and facility operation and management can be implemented and enforced.

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the requested Conditional Use for the Arkansas Baptist Children’s Home and Family Ministries Home:

1. That a site plan shall be submitted to the Planning Commission for final approval prior to any future development of the subject tract.
2. That the property shall satisfy all subdivision plat submittal requirements.
3. That upon issuance of the Conditional Use Approval, all future alterations to the structure shall be subject to Planning Dept. approval in the future.
4. That prior to any issuance of Certificate of Occupancy, all state and local licenses and permits shall be acquired.
5. Final Occupancy shall be achieved within an 18 month time limit.
6. A secured fenced area shall be provided for secure safe child play.
7. The Standard Operational Procedures Guidelines shall remain on file and shall remain in compliance by the operators of the home.

Sample Motion:

I move to approve Conditional Use Case CU 12:10 as presented by Robin Nix, on behalf of Arkansas Baptist Children’s Home & family Ministries for a home for homeless mothers with children to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses. This approval is contingent upon the satisfaction of conditions 1-6 as recommended.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View from Mardis Dr. looking at subject site



View looking South from Mardis Dr. Intersection at Forest Hill Rd.



View from site looking Southwest towards Mardis Dr. intersection



View looking West from driveway of site at home across Forest Hill Rd.



View looking south along Forest Hill Rd. below Mardis Dr.



View from existing driveway on site looking south at future site area.



View from area South of Site (Looking North along Forest Hill) showing immediately adjacent to the south



View looking north on Forest Hill Rd. Site on right