

*City of Jonesboro Planning Commission*  
**Staff Report CU 15-03-2916 Willow Road**  
Municipal Center – 300 S. Church St.  
*For Consideration by Planning Commission on April 28, 2015*

**REQUEST:** Applicant proposes to locate a Church within the R-1 Single Family District, in an existing Commercial Building, and requests MAPC Conditional Use Approval.

**APPLICANT/  
OWNER:** Centro Christiano de Batesville Church, 750 S. 17<sup>th</sup> St., Batesville, AR.  
BG1-Brooks Griffith Estate, 2916 Willow Rd., Jonesboro, AR

**LOCATION:** 2916 Willow Rd, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 1.7 acres approx., 75,663.3 sq. ft. +/-  
Frontage: 215 ft. approx. along Willow Rd.; 300 ft. along interstate Access Rd. ramp.  
Topography: Predominately flat.  
Existing Development: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u><b>ZONE</b></u>	<u><b>LAND USE</b></u>
North:	R-1/I-1	Residential/Commercial/Industrial
South:	C-3/R-1	Interstate/Commercial Warehousing
East:	C-3	Commercial Mini Storage
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. **(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 are in accordance with provisions of this chapter. **(Yes, pending and will be coordinated by Staff Review).**
- (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:**

Centro Christiano de Batesville Church, an Assembly of God Church located in Batesville, AR, intends to purchase the property at 2916 Willow Road and remodel the main building to make it suitable for church meetings. The church has been meeting in Jonesboro for the past year and a half at the Methodist church on Union St., and believes that this property will meet their needs to grow the ministry in the Jonesboro area and serve the local Hispanic community as well as all others.

The church’s first goal would be to remodel the interior of the largest of the 3 structures on the property to accommodate Sunday and Wednesday church meetings. The other buildings would be used for storage until they could be remodeled as well for church use at a later date. The large parking area would more than accommodate their current weekly attendance and would allow for growth for more church members in the future.

The applicant notes that the church plans to maintain the property and will improve it as time and funds allow, in order to better the neighborhood and good neighbors to adjoining property owners. They will also improve it from its current state and will provide an opportunity for the local Hispanic population in Jonesboro.

**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. Although the existing parking every may meet the code in terms of quantity, the existing lot is a gravel existing parking lot associated with the previous business/businesses and is required to be paved under normal review standards. A waiver or variance of time to comply is required to be approved by the MAPC or Board of Zoning Adjustments for this property.



**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 a worship/educational center:

1. That a site and building plans shall be submitted to the Planning, Engineering, Fire and Building Inspections Departments for final permit approval.
2. That upon issuance of the Conditional Use Approval, all future alterations shall be subject to Planning Dept. approval in the future.
3. That prior to any issuance of Certificate of Occupancy, all state and local licenses and permits shall be acquired.
4. Final Occupancy including the required parking lot area pavement shall be achieved within a 2-year time limit.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP, Planning & Zoning Director

**Sample Motion:**

*I move to approve Conditional Use Case CU 15-03, as presented for a Church use to be located on the subject property; and we, the MAPC find that the 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.*

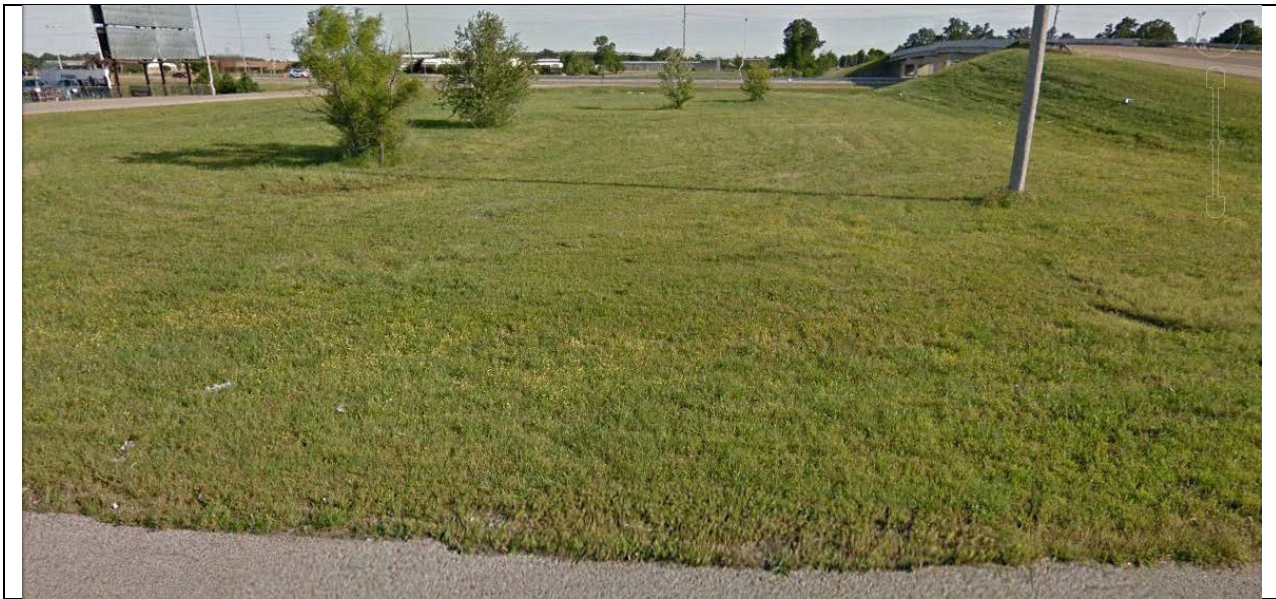
# Site Photographs



View looking south towards Site



Site looking East from Ramp



View looking towards Interstate



View looking West toward Willow Rd.



View looking Southwest along Willow, Single Family across the Street



View looking Southeast toward Homes North of the Site