

*City of Jonesboro Planning Commission
Staff Report – CU 16-14– 1405 Old Bridger Road
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on July 26, 2016*

REQUEST: Applicant proposes to construct a new church building within an R-1 Single Family Residential District, as allowed under the Conditional Use review process before the MAPC.

APPLICANT: Carlos Wood 148 CR 375 Bono, AR
OWNER: Grace Pt., 1405 Old Bridger Road, Jonesboro, AR

LOCATION: 1405 Old Bridger Road

SITE DESCRIPTION: Tract Size: +/- 3.3 Acres
Frontage: +/- 260 feet along Old Bridger Road, +/- 560 feet along Minga Lane.
Topography: Mostly flat with some trees
Existing Development: Single-family house

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: Only development on this property was the house that is still located there.

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:

Grace Pointe Church is requesting MAPC approval of a conditional use for a church to be located at 1405 Old Bridger Road within a R-1 Single Family Residential District. The lot is around 4.3 acres. There is a single family residential house located on the Southwest corner of the lot. The applicant plans to build a church on this lot and will also provide adequate parking for the facility. There will be three ingress/egress locations for this church. One will be located on the east side of the property facing Old Bridger Road. The other two will be on the South side of the property facing Minga Lane. The applicant is willing to provide screening if requested by the neighborhood.

Conclusion:

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

1. That upon issuance of the Conditional Use Approval, the owners shall submit a final site plan subject to MAPC approval.
2. All future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to place Conditional Use Case CU 16-14 on the table for consideration, as presented for a worship facility/church to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,

The Planning Department

Site Photos



View looking north



View looking south



View looking east



House on the Property



View Looking West