



*City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ 11-22: First United Methodist Church-901 S. Main St.  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on October 11, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 0.90 acres more or less from C-2 Downtown Fringe to C-1 Downtown Core and make recommendation to City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission, recommend to City Council for final action as C-1 Downtown Core and consolidate lots with replat submittal following approval.

**APPLICANT/ OWNER:** First United Methodist Church, 901 S. Main St. Jonesboro AR 72404

**LOCATION:** 901 S. Main St.

**SITE DESCRIPTION:** Tract Size: Approx. 0.90 +/- acres, 39,530 Sq. ft. +/-  
 Frontage: Approx. 206.82' ft. along Union Ave., 207.45' Main St.  
 Topography: Developed  
 Existing Develop00:1050mt.: Church

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u>                    |
|--------------------------------|-------------|------------------------------------|
| North:                         | C-1         | Commercial-First Baptist Church    |
| South:                         | C-2         | Commercial-Law and General Offices |
| East:                          | C-1         | Commercial-Parking Lot             |
| West:                          | C-2         | Commercial-Parking Lot             |

**HISTORY:** Former Site of the First Christian Church which the zoning is C-2. Warner Avenue was abandoned by the City of Jonesboro under ORD:00:1050 adopted on 2/7/2000. The acreage on either side of the abandoned right of way has remained two dissimilar zoning districts since.

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

**Approval Criteria- Section 117-34- 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.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northwest Sector and to be recommended as a Public, Semi-Public, and Institution. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. Consistency is achieved.

**Zoning/Vicinity Map**



**Master Street Plan**

The property is located along Union St. which is recommended as a collector street on the adopted Master Street Plan from its current status. A 60 ft. road easement is denoted on the submitted rezoning

plat, which the minimum 80' right-of-way is required on collector streets. However the road way is existing and presently there are no future plans to widen Union St.

**Findings:**

The proposal will result in the existing C-2 Commercial zoned property to be rezoned to C-1 Downtown Core. This area is zoned and utilized as a mixture of several churches, medical offices, businesses/offices, and a few multi-family uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to consolidate 2 lots and develop a 10,000 square foot building on the existing acreage with the existing roadways Main St and Union bordering each side.

**Conclusion:**

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by First United Methodist Church, Case RZ 11-22, C-1 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the final replat be submitted before the issuance of a building permit.
3. That a final site plan shall be presented to the MAPC for final approval including details on lighting, landscaping, parking/loading, and signage.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking East along Matthews Ave.*



*View looking South at the intersection of Matthews Ave./Union St.*



*View looking West of subject site and Warner St. dead end.*



*View looking West of abutting Law Office and subject property.*



*View looking North at the subject property frontage.*



*View looking West of church property.*