

City of Jonesboro Planning Commission
Staff Report – CU 15-01, 502 E. Washington, Divine Wisdom Church
Municipal Center – 300 S. Church
For Consideration by Planning Commission on February 24, 2015

REQUEST: Applicant requests MAPC Conditional Use Approval for a church to be located at 502 E. Washington. A conditional use approval is required within the C-1 Downtown Core District for a church use.

**APPLICANT/
OWNER:** Apostle Carlos Turner, Greater Dimensions, Inc., Jonesboro, AR
 Kent Arnold, 502 E. Washington, Jonesboro, AR 72401

LOCATION: 502 E. Washington, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 0.70 Acres
 Frontage: 193ft. along E. Washington., 215ft. along Carson St.. 197ft. along E. Monroe
 Topography: Flat
 Existing Development: Vacant, former Ambulance Servicing Center

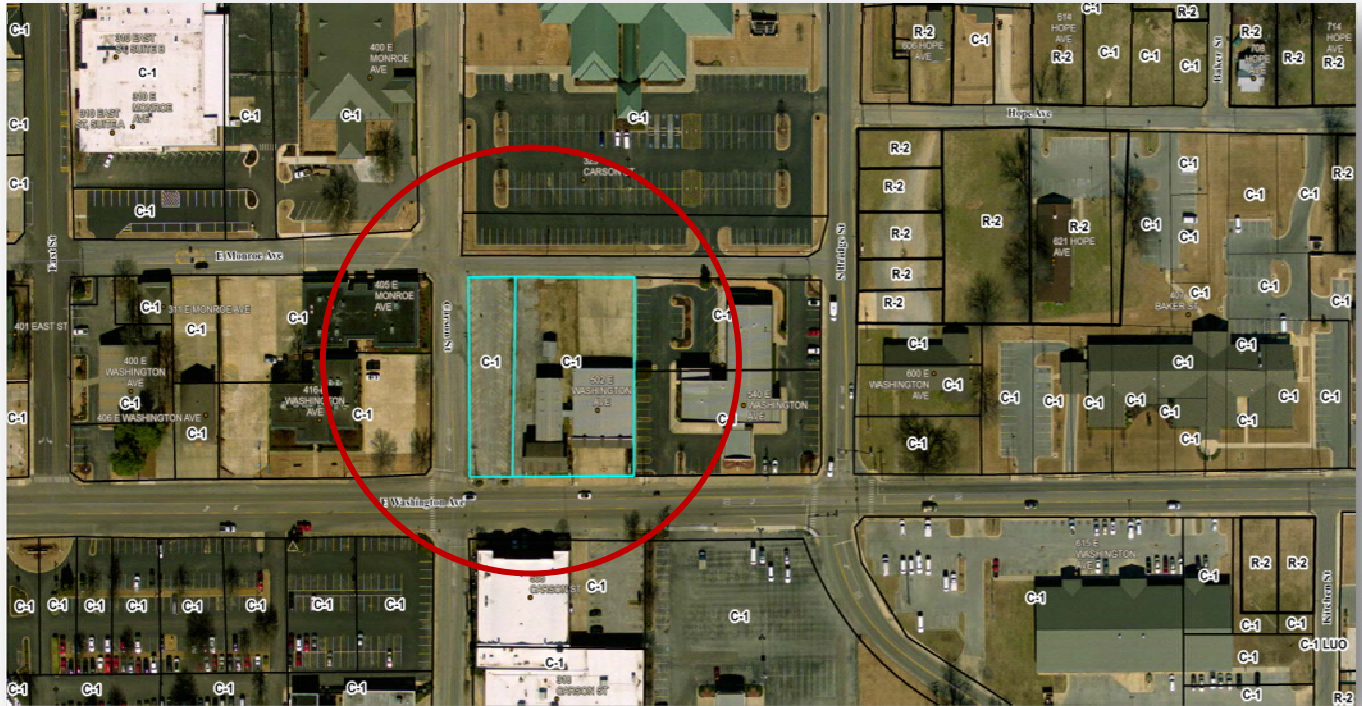
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Medical Facility
South:	C-1	Media, Jonesboro Sun
East:	C-1	St, Bernards Hospital
West:	C-1	Medical Facility, Eye Clinic

HISTORY: Former Ambulance Servicing Center

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 Ordinance.
- (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/Vicinity Map

Findings:

The subject property is currently zoned C-1 (Downtown Core District). The applicant requests that the Metropolitan Area Planning Commission grant the proposed Conditional Use Permit as a church. Certain uses may or may not be appropriately located within various districts due to their unusual or unique characteristics of operation and external effects. Given their unusual character, analysis and judgment of the consequences of each development and use must be given so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the area in which uses are proposed to be located. Such uses are listed in Chapter 117, similar to the proposed church, which under the various Zoning districts, are allowed by conditional use approval. In this instance the church use can be located in the (C-1) district, so designated only in accordance with the procedure described by Chapter 117 of the Code of Ordinances.

Staff agrees that this request will have no negative impact on the surrounding properties, as it is surrounded by all commercial uses. The access to the property satisfies the driveway location requirements from the signalized intersection. The property is surrounded by three public streets; therefore, traffic impacts are not a concern.

Parking Requirements:

C-1 Downtown Core District does not have any parking standards; therefore existing parking should be sufficient.

Department/Agency	Reports/ Comments	Status
Engineering	Pending	No comments to date
Streets/Sanitation	Pending	No comments to date
Police	Pending	No comments to date
Fire Department	Pending	No comments to date
MPO	Pending	No comments to date
Jets	Pending	No comments to date
Utility Companies	Pending	No comments to date

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, all pending and future alterations shall be subject to Planning, Engineering & Fire Dept. approvals, through the required permit process.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired and satisfied.
3. Final Occupancy shall be achieved within a two-year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 15-01, as presented for Divine Wisdom Church, Inc., to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the three conditions, as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

Site Photographs



View looking West toward the property.



View looking East toward the rear of the property from Carson St.



View looking Northeast from Carson and East Washington intersection.



View looking South from property.



View of the property looking West on Washington, property on the right.



View of property looking East, property on the left.



View looking toward East on Carson.



View looking South on Carson, property on left.



View of property looking South at rear of property.



View of property looking Southwest at rear of property.