



City of Jonesboro Planning Commission
Staff Report –CU 12-02 – 1423 Belt St., Jesus Unlimited Inc. Church
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on February 14, 2012

REQUEST: Applicant requests MAPC approval of a new Church within an R-1 Single Family District as allowed under the Conditional Use process.

APPLICANT/ OWNER: George Hamman, Civilogic, 203 Southwest Dr., Jonesboro, AR- Engineer/Agent
 Jesus Unlimited, Inc.

LOCATION: 1423 Belt St. Jonesboro, AR

SITE DESCRIPTION: Tract Size: 3.53 acres +/- 153684 sq. ft.
 Frontage: 349.31' along Belt St.
 Topography: Flat
 Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial/ Cellular Tower
South:	R-3/R-2	Residential
East:	R-3	Residential
West:	I-1	Vacant Industrial

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:

Jesus Unlimited Inc. Church has provided a site plan for the Commissions consideration of approval. Architectural details are not provided and therefore by assumption, Staff predicts that the seating capacity will be for a 200 seat worship sanctuary, having 51 parking spaces.

No landscape plan has been submitted and staff recommends removal of the stripped island area to include some interior landscaping onsite. Such final plan should be submitted during the permit stage to the Planning Director for review and approval.

The Planning Commission should require the church to install a privacy fence or perimeter landscaping to the rear property line, to provide some level of screening and enhancement for the abutting residences.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 12-02 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro if the above issues are

considered by the MAPC. The use will cause no adverse impact on the surrounding properties, as other worship uses are within the vicinity.

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 future additions, expansions, or alterations to the church shall be subject to Staff approval in the future.
2. The applicant shall obtain all development permits required by state and city codes.
3. That all lighting, landscaping/screening plans, and signage plans shall be submitted for Staff review.

Sample Motion:

I move to approve Conditional Use Case 12:02 as presented for a Church, within an R-1 Single Family District; 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 conditions 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South of project site.



View looking East along Belt St. across from the site.



View looking West along Belt St. across from the site.



View looking South of proposed Church's location with abutting residences in background.



View looking East of proposed church's site.



View looking West of proposed church's site frontage.



View looking North of the telecommunications tower adjacent from project site.



View looking North of one of two driveways proposed for the project site.