

City of Jonesboro Planning Commission
Staff Report- CU 12-13–Anointed Praise Outreach Ministry
 Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on December 11, 2012

REQUEST: Applicant proposes to add a worship and educational ministry area within an C-1, Downtown Core area in the Nettleton area, under the Conditional Use process.

APPLICANT/ OWNER: Lizzie Mays, Anointed Praise Outreach Ministry, 4915 E. Nettleton, Jonesboro, AR
 R.S. Griffin Inc., Lizzie Mays, Lease Purchase, 4915 E. Nettleton, Jonesboro, AR

LOCATION: 4915 E. Nettleton, Jonesboro, AR

SITE DESCRIPTION: Tract Size: 0.3 acres +/-
 Frontage: 163' +/- along E. Nettleton and School Street
 Topography: Predominantly Flat
 Existing Developmt.: Existing General Daycare

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Commercial
South:	C-2, R-2	Commercial/Residential
East:	C-3	Commercial
West:	C-1	Commercial

HISTORY: The applicant was granted a Conditional Use for Little Scholars Daycare at the same address on November 9, 2004 by the MAPC.

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. **Cross access parking may be needed for special events or overflow parking. The code does permit this by written permission.**
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter. **N/A.**
- (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 Map

Findings/Code Analysis:

The applicant proposes to renovate an existing daycare facility to add a worship assembly space. According to the architectural plans submitted, the space will allow for the assembly of 190 individuals with the combined uses.

The required parking is: 1 space per 4 seats in sanctuary (proposed seat capacity 48 seats, approx.) = 12 spaces required. The existing parking lot appears to accommodate the required.

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 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 shall be achieved within a 2-year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 12:13 as presented by for a worship/educational center to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses. This approval is contingent upon the satisfaction of conditions 1-4 as recommended.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

Site Photographs



View looking Northeast from Site



View looking east at building structure



View looking southwest at School Street



View looking North at E. Nettleton



View looking South towards Site



View looking South at existing building



View looking East along frontage