

City of Jonesboro Planning Commission
Staff Report – CU 10-13 Family Fellowship Baptist Church
 Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on January 11, 2011

REQUEST: Applicant proposes to construct a church within an R-1 District.

**APPLICANT/
OWNER:** Rev. Michael Blackwood, Family Fellowship Baptist Church
 Family Fellowship Baptist Church, 500 Pepper Dr., Jonesboro, AR

LOCATION: 2441 Old Greensboro R. (Peachtree @ Hwy. 351)

SITE DESCRIPTION:

Tract Size:	4.0 +/- acres
Frontage:	Approximately 420 ft. along Hwy. 351; Same on Peachtree Ave.
Topography:	Flat
Existing Developmt.:	Vacant/ Agricultural Row Crop

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

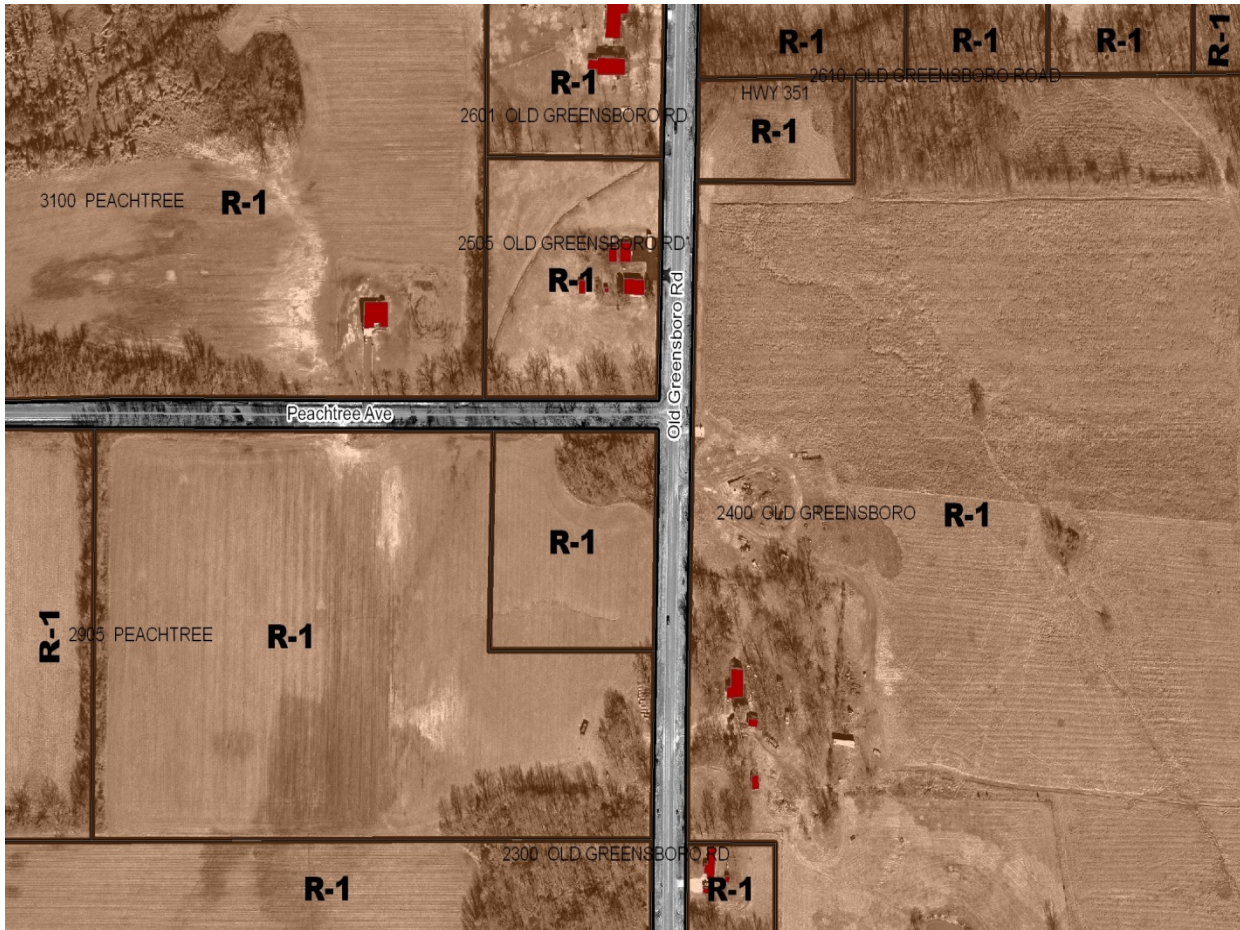
HISTORY: None

Zoning Code Analysis:

In carrying out the purpose of this section, 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)



Findings:

The church has not presented a site plan but is requesting that the MAPC would approve the conditional use of the property as a church contingent upon MAPC and staff review and approval of a Final Site plan.

The signage and site lighting photometrics shall not adversely affect abutting neighbors. Staff feels a 30 foot buffer would be appropriate to protect surrounding residential properties. With proper buffering a quality development can be incorporated into this planning area.

Conclusion:

Staff finds that the requested Conditional Use: Case CU 10-13, Family Fellowship Baptist Church will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. Zoning compliance shall be demonstrated as set forth by the zoning ordinance during the site plan review process.

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

1. That the Church shall submit final site plans to the MAPC for final review before any construction and permit applicant is to occur.
2. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
3. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.
4. The Applicant shall coordinate all egress/ingress with State Highway Dept, City Engineering Dept. and Planning Dept.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking north along Hwy. 351 (north of property).



View looking southwest of subject site (Peachtree Ave./ Hwy. 351 N. intersection).



View looking southwest of subject site (Peachtree Ave./ Hwy. 351 N. intersection).



View looking south of subject site along Hwy. 351 frontage.



View looking west of subject site (along Peachtree Ave.).



View looking north of subject site (Peachtree St/ Hwy. 351 N. intersection).