

*City of Jonesboro Planning Commission  
Staff Report- CU 12-14–Journey Campus  
Huntington Building - 900 W. Monroe  
For Consideration by Planning Commission on December 11, 2012*

**REQUEST:** Applicant proposes to build a new Journey Campus worship and educational center within an R-1 Single-family Residence District, under the Conditional Use process.

**APPLICANT/  
OWNER:** Journey Campus, Central Baptist Church, 3707 Harrisburg Rd., Jonesboro, AR  
Central Baptist Church, 3707 Harrisburg Rd., Jonesboro, AR

**LOCATION:** 1701 Disciple Drive, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 23.8 acres +/-  
Frontage: 1280' +/- along Disciple Dr.; 60 ft. on Mockernut Dr.  
Topography: Predominantly Flat  
Existing Developmt.: Vacant

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

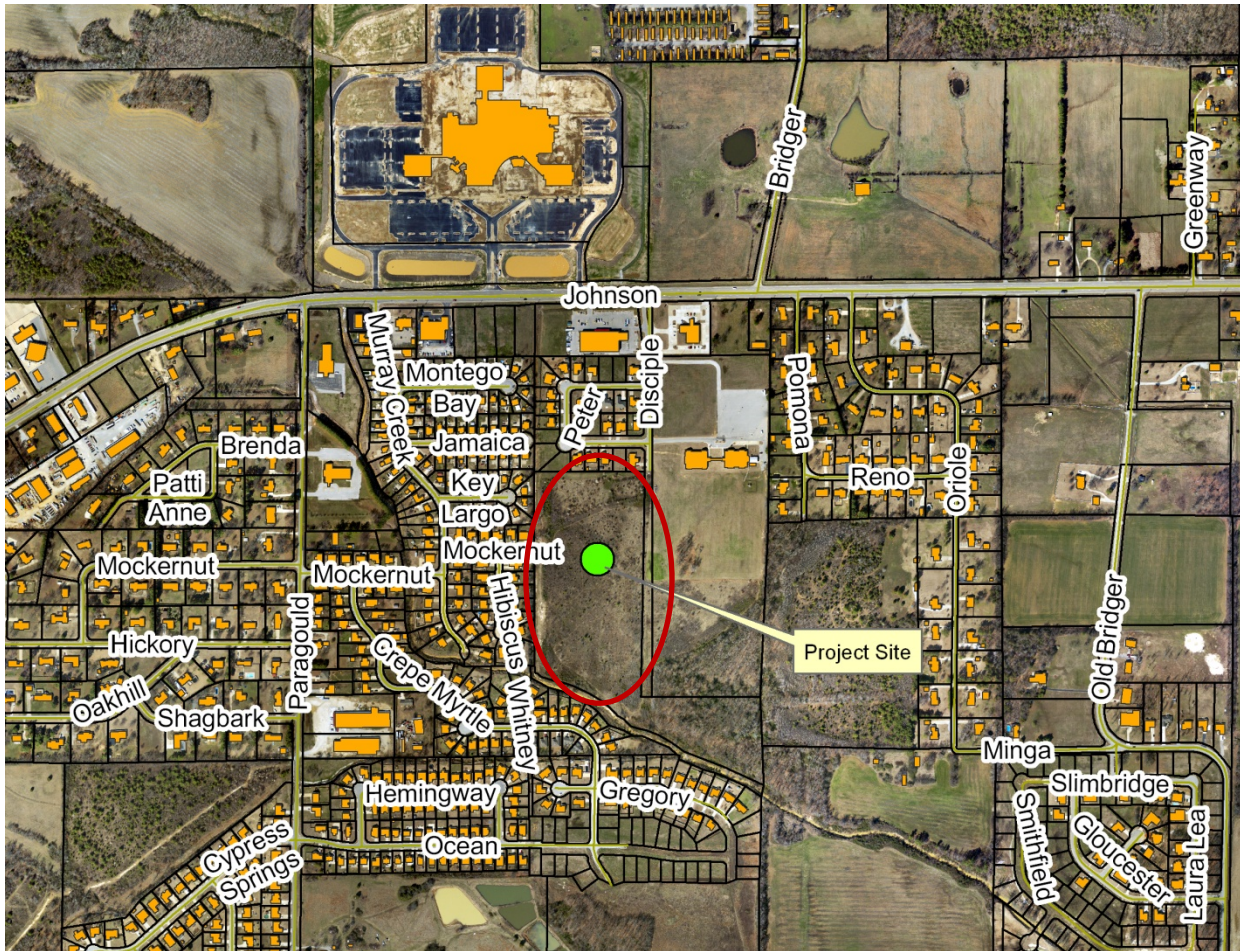
**HISTORY:** None

**Zoning Code Analysis:**

In carrying out the purpose of this section 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. **(Engineering Staff has concerns on the connectivity to the stub street- Mockernut Dr. as a private driveway; consideration to the Mockernut Dr. as a public street directly from Disciple is recommended to safely handle cut through traffic). An example is the Walnut Street Baptist Church connection to Scenic Dr.**
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter. **(Yes, pending and will be coordinated by Staff Review).**

(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:**

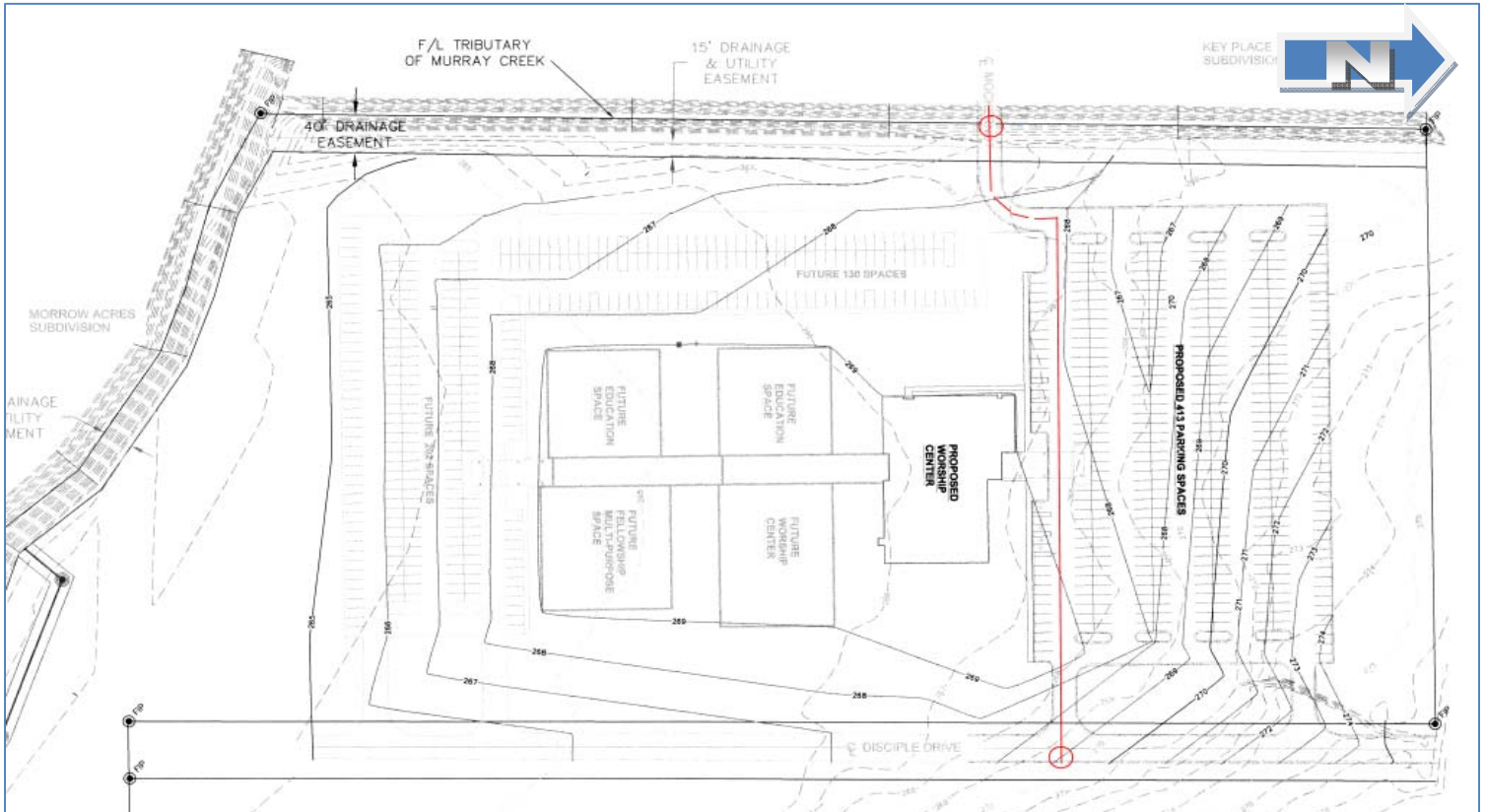
The applicant proposes to build a new Journey Campus worship and educational center within an R-1 Single-family Residence District, under the Conditional Use process. The site has been determined to be outside of the flood zone with all utilities existing on site.

The required parking is: 1 space per 4 seats in sanctuary (proposed seat capacity 600 seats) = 150 spaces required with 413 provided; nine (9) are proposed as ADA compliant.

As noted above, 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 the Jonesboro Code of Ordinances. Planning and Engineering Staff has concerns over the connectivity to the stub street- Mockernut Dr. as a private driveway; consideration to the Mockernut Dr. as a public street directly from Disciple is recommended to safely handle cut through traffic. An example is the Walnut Street Baptist Church connection to Scenic Dr.



## Site Plan Layout



### **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 12:14 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 East toward site from Mockernut Dr.



Aerial View of Site