



**Metropolitan Area Planning Commission  
Staff Report – Conditional Use Case 07-12 Living Word Church  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on October 9, 2007**

**REQUEST:** Applicant proposes to construct a church within an R-1 Single Family Residential District.

**APPLICANT OWNER:** Living Word Church/Pastor Denny Beavers  
3407 Southwest Dr., Jonesboro, AR 72403

**LOCATION:** 5601 Southwest Dr. (West Side of Street) South of Maple Valley Dr.

**SITE DESCRIPTION:** Tract Size: 6.8 acres  
Frontage: 385.86 ft. on Southwest Dr., 587.86 ft. Maple Valley  
Topography: Flat  
Existing Dvlpmt: Vacant

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

**STAFF REVIEW:**  
Churches are permitted in the R-1 district only as a Conditional Use according to the Use chart within the Zoning Ordinance. The applicant submitted a site plan showing the location of the proposed 26,150 (20,000-27,000) sq. ft. structure to serve 500 members.

**CONCLUSION:**  
Staff finds that the requested Conditional Use: Case 07-02: Conditional Use will be a proper fit into the general project vicinity and will promote sound land use planning the for City of Jonesboro. MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That the final development plan be submitted illustrating the use and site development.
2. That a final landscape plan be submitted and approved by the Planning Director.
3. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
4. That upon issuance of the Zoning Permit Approval, all other building permit and other permits be applied for and obtained by the applicant.
5. That all stipulations by City Departmental Staff and other agencies be satisfied prior to final occupancy certificate issuance.

Respectfully Submitted for Commission Consideration,  
Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View Looking East from the Subject Property



View Looking North at the Subject Property



View Looking West from the Subject Property



View Looking South From Subject Property