



City of Jonesboro City Council
Staff Report – RZ 11-22: First United Methodist Church-901 S. Main St.
Huntington Building - 900 W. Monroe
For Consideration by the Council on October 18, 2011

REQUEST: To consider a rezoning of a parcel of property containing approximately 0.90 acres more or less from C-2 Downtown Fringe to C-1 Downtown Core and make recommendation to City Council.

PURPOSE: A request to consider the approval by the Metropolitan Area Planning Commission, as recommend to City Council for final action as C-1 Downtown Core and consolidate lots with replat submittal .

APPLICANT/ OWNER: First United Methodist Church, 901 S. Main St. Jonesboro AR 72404

LOCATION: 901 S. Main St.

SITE DESCRIPTION: Tract Size: Approx. 0.90 +/- acres, 39,530 Sq. ft. +/-
 Frontage: Approx. 206.82’ ft. along Union Ave., 207.45’ Main St.
 Topography: Developed
 Existing Develop00:1050mt.: Church

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Commercial-First Baptist Church
South:	C-2	Commercial-Law and General Offices
East:	C-1	Commercial-Parking Lot
West:	C-2	Commercial-Parking Lot

HISTORY: Former Site of the First Christian Church which the zoning is C-2. Warner Avenue was abandoned by the City of Jonesboro under ORD:00:1050 adopted on 2/7/2000. The acreage on either side of the abandoned right of way has remained two dissimilar zoning districts since.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.

- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northwest Sector and to be recommended as a Public, Semi-Public, and Institution. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. Consistency is achieved.

Zoning/Vicinity Map



Master Street Plan

The property is located along Union St. which is recommended as a collector street on the adopted Master Street Plan from its current status. A 60 ft. road easement is denoted on the submitted rezoning

plat, which the minimum 80' right-of-way is required on collector streets. However the road way is existing and presently there are no future plans to widen Union St.

Findings:

The proposal will result in the existing C-2 Commercial zoned property to be rezoned to C-1 Downtown Core. This area is zoned and utilized as a mixture of several churches, medical offices, businesses/offices, and a few multi-family uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to consolidate 2 lots and develop a 10,000 square foot building on the existing acreage with the existing roadways Main St and Union bordering each side.

RECORD OF PROCEEDINGS: PUBLIC HEARING HELD BY MAPC ON OCTOBER 11, 2011:

Mr. John Easley, Associated Engineering, appeared before the commission explaining that the request is to rezone the property and make it consistent with the abutting C-1 Downtown Core District. The existing church, First Christian Church is completing their new construction on Woodsprings Road and the applicants will be expanding to the south.

Public Input: None.

Staff: Mr. Spriggs presented the findings of the staff report; noting that the subject property is being petitioned for rezoning to correct the previously abandoned right of way of Warner Ave., with the inclusion of the church property to the south. Staff feels that the petition is consistent with the Land Use Plan and the surrounding area. Staff concurs that the rezoning is appropriate.

Commission Action: *Motion was made by Mr. Kelton to approve the rezoning subject to the Staff recommended conditions; Motion was 2nd by Ms. Norris.*

Roll Call Vote: *Mr. Kelton- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Dover- Aye. ; Mr. White- Aye (Chair Voted to pass the measure).*

5-0 Vote unanimously approved. Absent were: *Mr. Hoelscher, Mr. Roberts, Mr. Scurlock, and Ms. Nix (left meeting early).*

Conclusion:

The MAPC and the Planning Department Staff recommend the requested Zone Change as submitted by First United Methodist Church, Case RZ 11-22, C-1 should be approved by the City Council for rezoning. This change will be in keeping with good land use principles, subject to the following conditions:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the final replat be submitted before the issuance of a building permit.
3. That a final site plan shall be presented to the MAPC for final approval including details on lighting, landscaping, parking/loading, and signage.

Respectfully Submitted for Council Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, with the first name being the most prominent.

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking East along Matthews Ave.



View looking South at the intersection of Matthews Ave./Union St.



View looking West of subject site and Warner St. dead end.



View looking West of abutting Law Office and subject property.



View looking North at the subject property frontage.



View looking West of church property.