



June 17, 2016

Director of Planning  
City of Jonesboro  
300 Church St.  
Jonesboro, AR 72401

RE: Conditional Use Permit Application

**Project:** FirstNEA Church - New Jonesboro Campus

To all those concerned:

Our design team is pleased to respectfully submit the attached application for Conditional Use Permit, site plan, and supporting information, on behalf of Pastor Patrick Lander and FirstNEA church for consideration at the upcoming July 12 MAPC meeting.

FirstNEA church has purchased approximately nine undeveloped acres located in the 1100 block of Airport Road ½ mile south of Johnson Ave. (Highway 49), for the construction of a new 7,000 square foot campus to serve the neighborhood and Northeast Arkansas region. The 'Vicinity Map' on the attached survey is submitted for information and to satisfy requirement #3 of the Conditional Use Permit Checklist. The property under consideration is zoned R-1, which requires churches to apply for Conditional Use. FirstNEA intends to construct a facility that will accommodate a 200-seat sanctuary, with children's ministry space, nursery space and adult classroom space.

FirstNEA church requests the approval of this conditional use on the basis of compatibility with existing neighborhood features and other similar organizations serving the community, including Stone Ridge Church of Christ, 1/4 mile south on Airport Road (near Prospect), Grace Baptist Church 1/2 mile south (on Aggie Road), University Heights Elementary School and University Heights Intermediate School (both on Aggie Road).

The initial construction on this site is proposed to be a pre-engineered metal building structure of approximately 7,000 square feet. A total of 50 parking spaces are planned to be provided on one-half acre of paved surface with curb and gutter, per City of Jonesboro requirements. The building is proposed to be set back from the Highway 351 right-of-way (assumed property line) a distance of approximately 80'-0", separated from the adjacent road by a double-loaded parking aisle running parallel to the highway. A buffer strip of landscaping is proposed between the on-site vehicular use area and the right-of-way (assumed property line). As submitted, the plan proposes two points of ingress / egress on the east side of Airport Road, with centerlines aligned to cross streets Burdyslaw to the north and Sunset to the south.



More densely wooded areas to the south and west of the building and vehicular use area are proposed to remain intact and undeveloped, serving as natural screening and buffer material between the church site and the neighboring residential development to the south. Elsewhere throughout the site, a number of existing trees are proposed to remain, in order to satisfy the spirit of City of Jonesboro landscape requirements via alternative compliance as prescribed in Sec. 117-326, Part 7.

The church is currently in the process of selecting a local general contractor for the construction of the facility. No restrictive covenants or restrictions are proposed to be established and are thus not applicable (per Checklist item #17).

We are grateful for the opportunity to submit the above narrative along with supporting site plan and attachments to satisfy the CUP Checklist published by the City of Jonesboro. Should any additional items be necessary for clarification and support of the application process, we will be happy to submit them immediately.

Cordially,

A handwritten signature in blue ink, appearing to read 'Ryan Biles', is positioned above the printed name.

Ryan Biles, AIA  
Architect  
Associate, SCM Architects

Cc: Pastor Patrick Lander, FirstNEA ([plander@firstnlr.com](mailto:plander@firstnlr.com))  
Michael Morris, PE, City of Jonesboro Engineer