

*City of Jonesboro Planning Commission
Staff Report – CU 16-13– 1020 Airport Road
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on July 12, 2016*

REQUEST: Applicant proposes to construct a new church building within an R-1 Single Family Residential District, as allowed under the Conditional Use review process before the MAPC.

APPLICANT: NLR First Assembly of God, Inc., 4501 Burrow Dr., North Little Rock, AR
OWNER: Patrick Lander, Pastor 6045 Prairie Meadow, Jonesboro, AR 72401

LOCATION: 1020 Airport Road, Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	9.19 Acres
Frontage:	Around 630 Feet Along Airport Road
Topography:	Mostly flat with some trees
Existing Developmt:	Undeveloped

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: Has remained undeveloped.

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.
- (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/Vicinity Map

Findings:

First NEA Church purchased approximately nine undeveloped acres located in the 1100 block of Airport Road for the construction of a new 7,000 square foot campus to serve the neighborhood and Northeast Arkansas region. First NEA intends to construct a facility that will accommodate a 200-seat sanctuary, with children’s ministry space, nursery space and adult classroom space, and provide 50 paved parking spaces for attendees.

First NEA 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, Grace Baptist Church, University Heights Elementary School and University Heights Intermediate School. 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 a natural screening and buffer material between the church site and the neighboring residential development to the south.

Applicant proposes to construct a new church building within an “R-1” Single Family Residential District, as allowed under the Conditional Use review process before the MAPC.

Conclusion:

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

1. That upon issuance of the Conditional Use Approval, the owners shall submit a final site plan subject to MAPC approval.
2. All future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a one year time limit.

Sample Motion:

I move to place Conditional Use Case CU 14:07 on the table for consideration, as presented for a worship facility/church to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Site Photographs



View looking north



View looking south



View looking east



View looking west