

*City of Jonesboro Planning Commission
Staff Report CU 18-03–2916 Willow Road
Municipal Center – 300 S. Church St.
For Consideration by Planning Commission on June 12, 2018*

REQUEST: Applicant was approved for a Church to locate on this property in April 2015 within the R-1 Single Family District, in an existing Commercial Building. One of the stipulations was to have the Parking lot paved within Two (2) Years. This request is to have the Stipulation Extended on leaving the parking lot gravel another Two (2) years with MAPC Conditional Use Approval.

APPLICANT/OWNER: Centro Christiano de Batesville Church, 750 S. 17th St., Batesville, AR.

LOCATION: 2916 Willow Rd, Jonesboro, AR

SITE DESCRIPTION: Tract Size: 1.7 acres approx., 75,663.3 sq. ft. +/-
Frontage: 215 ft. approx. along Willow Rd.; 300 ft. along interstate Access Rd. ramp.
Topography: Predominately flat.
Existing Development: Church

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1/I-1	Residential/Commercial/Industrial
South:	C-3/R-1	Interstate/Commercial Warehousing
East:	C-3	Commercial Mini Storage
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
- (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. (N/A) (Zoning Ord., § 14.24.02)



Vicinity & Zoning District Map

Findings/Code Analysis:

Centro Christiano de Batesville Church, an Assembly of God Church located in Batesville, AR, owners of the 2916 Willow Road and have remodeled the main building to make it suitable for church meetings.

The applicant notes that the church plans to maintain the property and will improve it as time and funds allow, in order to better the neighborhood and good neighbors to adjoining property owners. They have improved it from its current state and have provided an opportunity for the local Hispanic population in Jonesboro.

Parking Requirements:

Chapter 117 of the City Code of Ordinances requires churches to provide 1 parking space per every 4 seats in the main sanctuary. Although the existing parking every may meet the code in terms of quantity, the existing lot is a gravel existing parking lot associated with the previous business/businesses and is required to be paved under normal review standards. This is what the Conditional Use is needing to extend for another Two (2) Years.



Enlarged Aerial View of Site

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the requested Conditional Use for extension of Gravel Parking for another two (2) years:

1. That upon issuance of the Conditional Use Approval, all future alterations shall be subject to Planning Dept. approval in the future.
2. Final Occupancy including the required parking lot area pavement shall be achieved within a 2-year time limit. This is the final extension.

Respectfully Submitted for Commission Consideration,
The Planning Department, City of Jonesboro

Sample Motion:

I move to approve Conditional Use Case CU 18-03, as presented for the Church to be able to extend the gravel parking for another two (2) years; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the spirit and intent of the Code. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Site Photographs



View looking south towards Site



Site looking East from Ramp



View looking towards Interstate



View looking West toward Willow Rd.



View looking Southwest along Willow, Single Family across the Street



View looking Southeast toward Homes North of the Site