

City of Jonesboro Planning Commission
Staff Report – CU 19-14: 3111 Rhonda Drive # B
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on December 10, 2019

REQUEST: Applicant proposes a Conditional Use to allow a Church to operate at this location. The property is zoned R-1 Single Family Residential.

APPLICANT OWNER: **John Travis, 6994 CR 333, Jonesboro, AR 72401**
Ken Brown, 6538 CR 333, Jonesboro, AR 72401

LOCATION: **3111 Rhonda Drive # B, Jonesboro, AR**

SITE DESCRIPTION: Tract Size: +/- .24 acres
Frontage: about 60 ft. along Rhonda Drive
Topography: Flat.
Existing Development: House

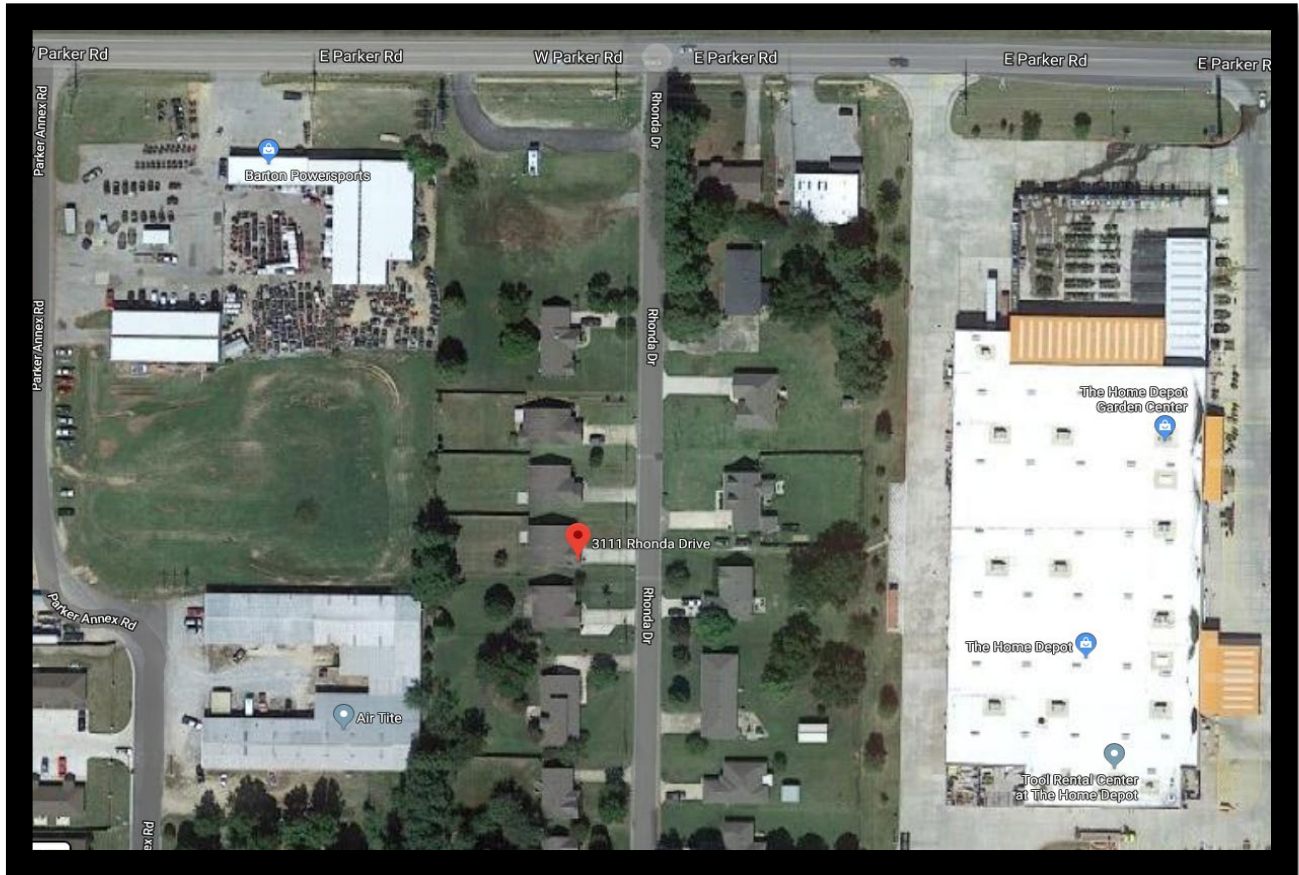
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single Family
South:	R-1	Single Family
East:	R-1	Single Family
West:	C-3	Commercial

HISTORY: The existing single-family house has been there about 12 years.

Zoning Code Analysis:

In carrying out the purpose of this section, 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 Ord., § 14.24.02)



Aerial View/Zoning Map

Applicant's Proposal:

The applicant wants to open a temporary meeting place for a small Church plant. The applicant is asking for no more than a year at this location. Tentative plan is to use it for Sunday morning services between 9:30 and noon. Occasionally on Sunday night as well. Asking for about an hour and a half on Wednesday nights. There may be other times someone may be there, but not regularly. Applicant can park two cars in the garage and four more in the driveway. This zoning requires a Conditional Use approval thru the MAPC.

Conclusion:

Staff has look at the requested Conditional Use: Case 19-14 and notes that a Conditional Use approval is required for a Church to be placed in an R-1 Single Family Residential District. Staff feels that the proposed change to the one family house will have an adverse impact upon neighboring property owners with the limitations for parking and additional traffic that would accompany the assembly use.

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 Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU 19-14 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that a church will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.





