



PINE BLUFF
PLANNING COMMISSION
JANUARY 26, 2010
4:00 p.m.
Council Chambers

- I. CALL TO ORDER
- II. CONSIDERATION OF MINUTES: November 24, 2009
- III. OLD BUSINESS: None
- IV. NEW BUSINESS:
 1. Use Permitted on Review request by Spiritual Temple C.O.G.I.C. to operate a church at 1007 & 1009 Linden Street within a B-4 Commercial Zone.
- V. COMMITTEE REPORTS
- VI. PLANNING DIRECTOR'S REPORT
- VII. ADMINISTRATIVE MATTERS
- VIII. OPEN DISCUSSION
- IX. ADJOURNMENT

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permitted on Review request to operate a church at 1007 & 1009 Linden Street within a B-4 Commercial Zone.

APPLICANT: Spiritual Temple C.O.G.I.C., Elder Jon Bynum

ZONING AND LAND USES:

ZONING:	North:	B-4 Commercial	LAND USE:	North:	Vacant Parcel
	South:	B-4 Commercial		South:	Single Family House
	East:	B-4 Commercial		East:	Commercial Building
	West:	RMF-21 and B-1 Commercial		West:	Vacant, Single Family House

REVIEW COMMENTS

- The applicant desires to operate a church in two existing buildings located at 1007 and 1009 Linden Street. The buildings are currently boarded up, and were used in the past as the ACCESS offices. They apparently have been vacant for a number of years, since ACCESS has been located at its current address on W. 13th Avenue for about ten years. According to court house records, Spiritual Temple purchased the property last month (December '09). The condition of the structures is not known.
- It appears that the subject site is an acceptable location for a church. It is the site of a former governmental-type office, the area around it is in a variety of uses, including commercial, multi-family, and day care centers, it is zoned B-4, which is a general commercial zone for older areas that usually have an assortment of uses, and Linden Street provides adequate access to major north-south routes and is one block from Cherry Street which is a minor arterial street. It does not appear that a church in the subject location would be detrimental to existing or future commercial uses.
- The application did not state the size of the congregation or how many people could be seated in the proposed sanctuary, and attempts to reach the applicant were unsuccessful. However, the building at 1009 Linden contains about 1,200 square feet, and the building at 1007 Linden (which will probably contain the sanctuary) contains about 3,300 square feet.
- Our primary concern is sufficient on-site parking. The subject site has paved parking, and you can enter on the outer side of one building and exit on the outer side of the second building. The site plan submitted with the application has 60 spaces shown on it, but our calculations show that a maximum of 30 spaces can fit onto the existing pavement. Thirty spaces is a sufficient number for a church that seats up to 120 persons in the sanctuary.

RECOMMENDATION

The Planning Staff recommends approval of the UPOR to establish a church at 1007/1009 Linden Street, with a seating limit on any church locating on the subject site based on the number of actual parking spaces determined by an adequate site plan to be submitted prior to occupancy of the structures.