

RZ-26-08

Rezoning: 1004 N Caraway Rd

The Applicant David Tapp is requesting a rezoning of the property at 1004 N Caraway Rd from R-1 Single Family Medium Density to PD

Lonnie Roberts (Chair): Do we have the proponent for this item? Sir, please state your name for the record.

David Tapp (Proponent): David Tapp, I'm with Pediatrics Plus, we're looking to do a PD Development with this lot its 17 acres. Our company Pediatric Plus is starting to do, what is called Farm Houses for kids with autism. This will be our ninth one to do, we started out of our house in Conway, Arkansas. So, we're not like a national chain that comes in and then leaves. What we do is we build about a 12,000 square foot farm house, and I don't know if you guys got any of the pictures that I sent, but I have them with me, can I show them what I sent?

Unable to Transcribe

David Tapp: So, we build like a 12,000 square foot farmhouse and it's for kids Monday thru Friday, with Autism, they have to have a diagnoses with autism. We get a barn where we get 2 donkeys and 2 sheep, a chicken house with about 30 chickens, a greenhouse, and some raised flowerbeds and gardens for the kids to participate in growing vegetables, and they can use the eggs to make cupcakes if it's somebody's birthday. They're here from Monday to Friday, from about 8' o clock to 4:30 to 6:30, during the day, not weekends, not Sundays, not at night. So, it doesn't interfere with any of the neighbors. The reason why we're doing it as a PD is because we need it to be zoned commercial and agricultural, so if we get the commercial piece we can't have the donkeys or sheep, for the kids. Or the chickens, sometimes cities have ordinances on chickens, so I get that. But we have 17 acres in order not to interfere with the neighbors. We do a little bit of low lighting, so we get with the city to discuss what the requirement is, but we try to do some lights for our staff, in the winter time, for when they go out to their cars and it's a little bit dark, so we try to have one to three pole lights out there, that shut off at 8' o clock at night, so to not illuminate around the neighborhood. We have this as a farmhouse as you can see, so it's designed like a house, so we try to do as little as possible to make it commercial looking. Drainage, curbs, gutters, stuff like that. We try not to do that, but if the city requires us to do it, we'd do it. But we try to think of other ways to do detention ponds and things like that, to keep the water flow and water shed, outside and away from the parking lots and things like that. We're excited to be in Jonesboro, we started in 2002, Jonesboro has been on our list to do a Pediatrics Plus for probably 15 years, and we work with Arkansas State already in recruiting and getting therapists so, we're excited to be in Jonesboro pretty soon.

Lonnie Roberts: Okay, City Planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, it does meet all 6 of the rezoning approval criteria, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning, I must open up, is there anyone here to give public input? And if none, then I'll open up for commissioners, questions, comments? Motions?

Jim Little (Commission): Little, I'll make a motion to approve.

Jeff Steiling (Commission): Steiling, second.

A motion was made by Jim Little, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer