

*City of Jonesboro Planning Commission  
Staff Report – CU 16-12, 913 Locust Street  
300 S. Church Street/Municipal Center  
For Consideration by Planning Commission on July 12, 2016*

**REQUEST:** Applicant proposes a Conditional Use for an in-home family daycare for the purpose of caring for 8 children or less to operate within an R-1 Single Family Residential District.

**APPLICANT OWNER:** Barbara Harris 913 Locust Street, Jonesboro, AR  
Phillip Trotter 913 Locust Street, Jonesboro, AR

**LOCATION:** 913 Locust Street, Jonesboro, AR 72401

**SITE DESCRIPTION:** Tract Size: +/- 0.26 Acres  
Frontage: 75 Feet on Locust Street  
Topography: Flat  
Existing Development: Single-Family Residential House

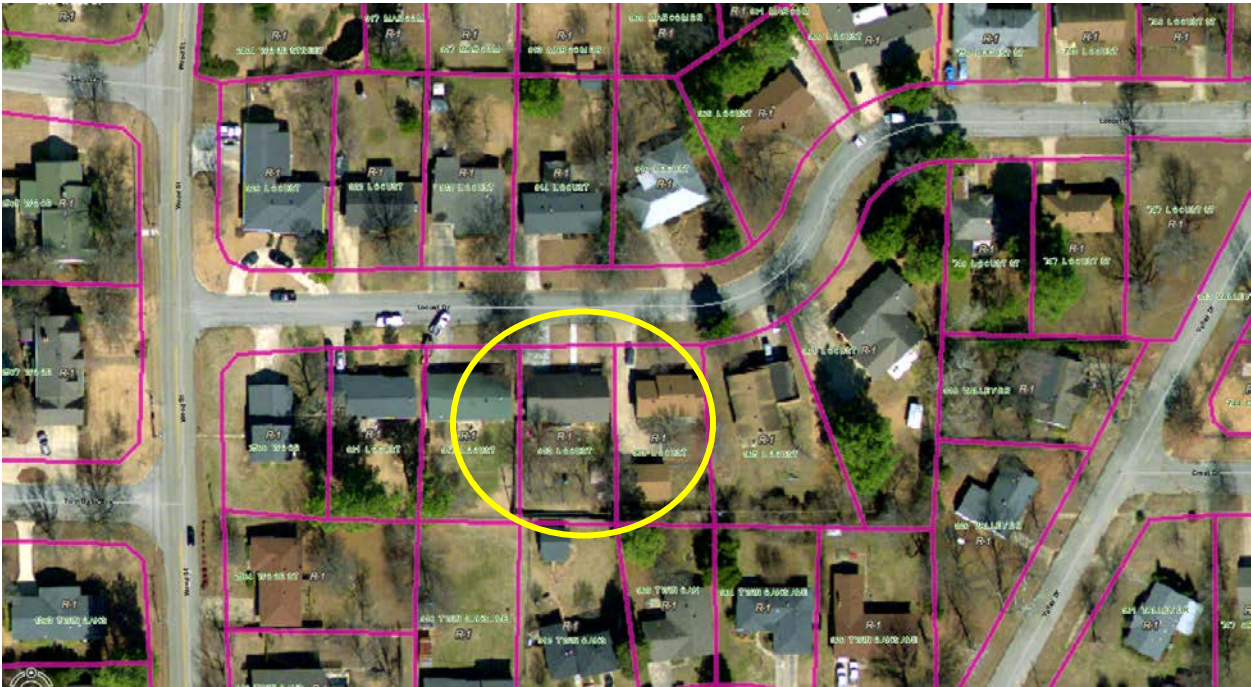
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single Family House
South:	R-1	Single Family House
East:	R-1	Single Family House
West:	R-1	Single Family House

**HISTORY:** There has only been a house on this lot.

**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 property is located in a pre-existing R-1 Single Family Residential area. While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. Staff anticipates no issues with this application and feels confident that it will meet all other requirements such as setback, height and parking lot capacity. The interior refinish work is pending approval by the Chief Building Code official regarding building code and change of use requirements.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 16-12 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

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.
2. The applicant will be required to adhere to all codes and ordinances regarding parking lots.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP, Planning & Zoning Director

**Sample Motion:**

I move that we place Case: CU 16-12 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that to proposed Commercial Retail space as a family daycare 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.

## Site Photographs



View looking South towards the property



View looking North



View looking East



View looking West