

City of Jonesboro Planning Commission
Staff Report- CU 12-11–Miracle Kids Success Academy
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on October 9, 2012

REQUEST: Applicant proposes to install a 12’x56’ modular office building to provide services to children with special needs within an R-3 Multi-family Residence District, under the Conditional Use process.

APPLICANT/ Shelly Decker, Miracle Kids Success Academy, 1901 Pine Valley Ln. Jonesboro

OWNER: Roy Cooper, 1600 Cooper Lane, Jonesboro AR 72401

LOCATION: 4307 Southwest Drive, Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	0.27 acres
Frontage:	208’ +/- along Trailwater Dr.
Topography:	Predominantly Flat
Existing Dvlpmt:	Daycare/ Academy Facility

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

HISTORY:
None

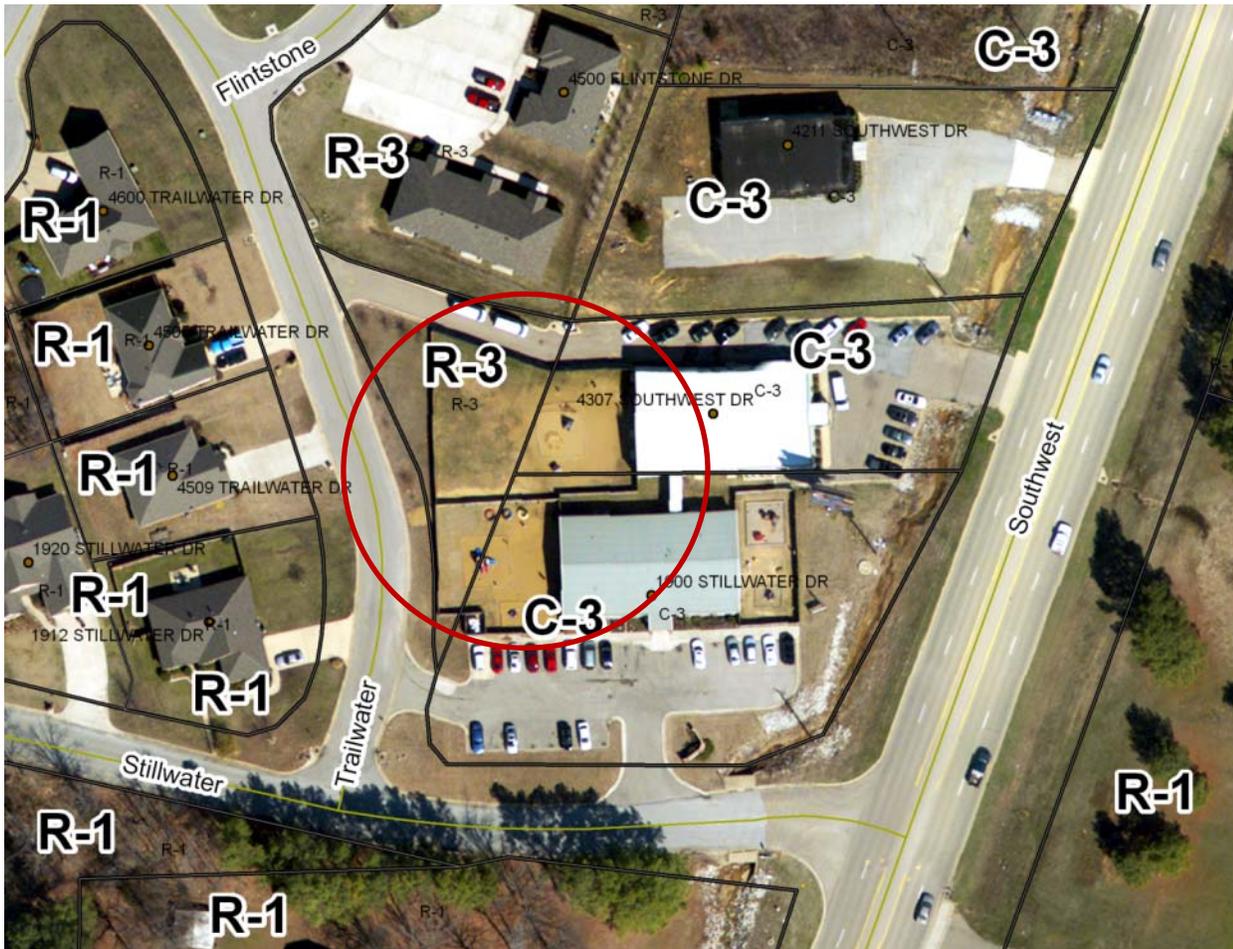
Zoning Code Analysis:

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.
- (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)



Zoning/Vicinity Map

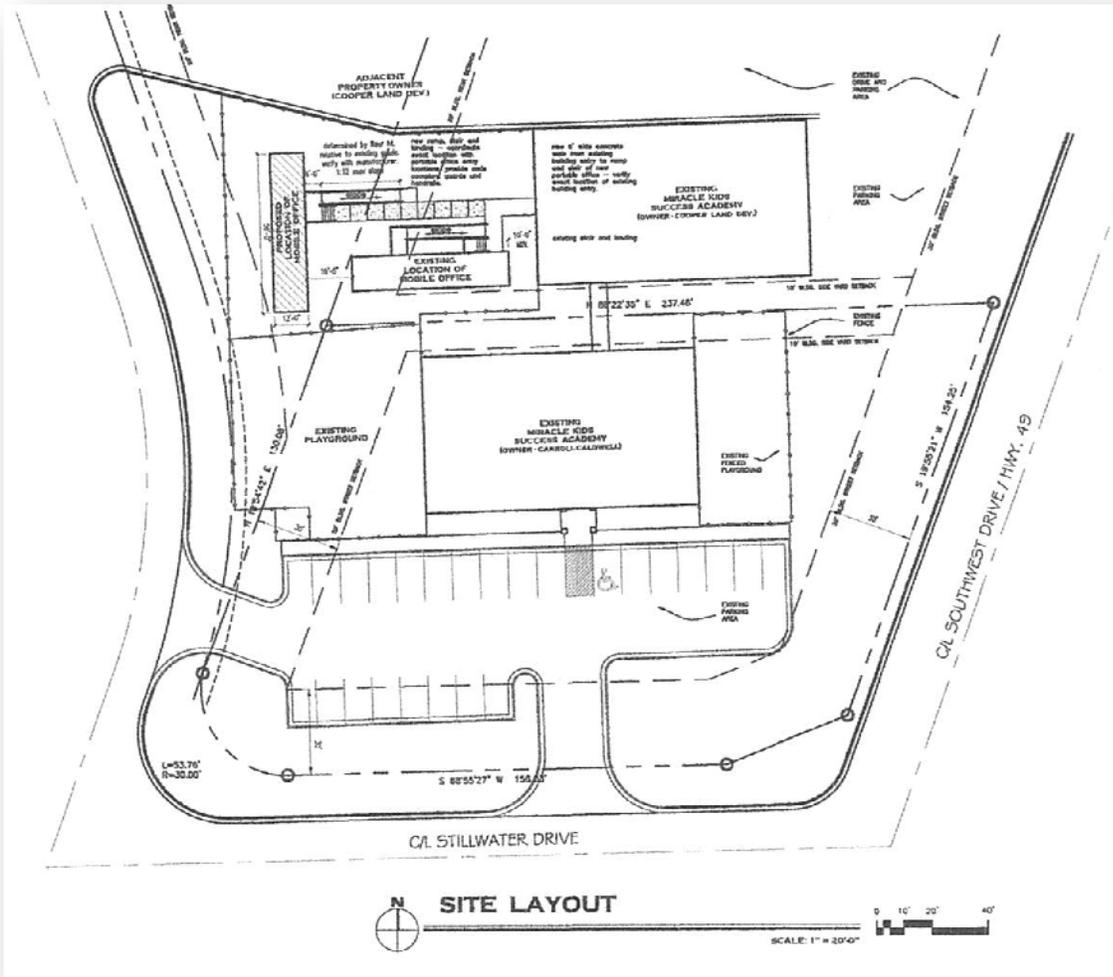
Findings:

The applicant proposes to install a 12’x 56’ modular office building to provide services to children with special needs within an R-3 Multi-family Residence District under the Conditional Use process. This building will serve as a temporary facility to supplement existing spatial needs.

Easements and setbacks will have to be coordinated by the professional design team as it shown on the attached plat- Griffin Park Addition Ph. IV Revised. The area where the proposed building will be installed will be screened as existing privacy fence is shown in the aerial view, and will not cause any impact on the surrounding area.

Zoning Code Analysis:

The Zoning Code accommodates daycare facilities only after a request for conditional use is submitted and reviewed within the R-3 District by the Planning Commission subject to the consideration of the development standards and design specifics outlined above. The layout is below which illustrates existing conditions. The applicant has stated that there will be no new staff added to the facility, so therefore additional parking is not provided.



Beyond this approval, the site appears to be maxed-out as it relates to future development or expansion. It appears to be evident with the overflow of parking of vehicles currently.

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the requested Conditional Use for the Miracle Kids Success Academy modular office:

1. That a site and building plans shall be submitted to the Planning, Engineering & Fire and Building Inspections Departments for final approval.
2. That upon issuance of the Conditional Use Approval, all future alterations shall be subject to Planning Dept. approval in the future.

3. That prior to any issuance of Certificate of Occupancy, all state and local licenses and permits shall be acquired.
4. Final Occupancy shall be achieved within an 18 month time limit.
5. A secured fenced area shall be maintained for secure and safe child play.

Sample Motion:

I move to approve Conditional Use Case CU 12:11 as presented by for a temporary modular office to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses. This approval is contingent upon the satisfaction of conditions 1-5 as recommended.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North at frontage of subject site



View looking North at facility



View looking northeast at site



View looking south on Trailwater, Site is to the left



View looking north on Trailwater, Site is to the right



View looking southeast toward Modular Building installation area



View looking northeast towards site area