



*City of Jonesboro Planning Commission*  
**Staff Report – CU 10-08 Brighton Academy/Jessica Lunde**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Planning Commission on September 14, 2010*

**REQUEST:** Applicant proposes to open a General Day Care within the C-1 Downtown Core Zoning under the Conditional Use provisions of the Code of Ordinances.

**PURPOSE:** To operate a general day care providing child services.

**APPLICANT/  
OWNER:** Jessica Lunde, 1903 Vineyard Cove Jonesboro AR, 72401  
Dr. Robert Warner, 1003 W. Washington Ave., Jonesboro AR, 72401

**LOCATION:** 520 Carson Street, Jonesboro, AR

**SITE  
DESCRIPTION:** Tract Size: 0.649703 acres.  
Frontage: 135 Ft. on Carson St.  
Topography: Flat/paved lot  
Existing Devlpmt: Vacant 7,986 s.f. Medical Office

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: C-1	Jonesboro Sun
	South: C-1	Cemetery
	East: C-1	St. Bernard's Auditorium
	West: C-1	St. Bernard's Hospital

**HISTORY:** None

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Jonesboro Future Land Use Map has been updated and shows the area recommended as Downtown Core, which would provide for uses typically allowed in the C-1 Zoning District as well as commercial service oriented uses.

**Section 117-199 Procedure for authorizing (Conditional Uses):**

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/Vicinity Map

**Findings:**

The proposed general daycare is requested to be approved under the Conditional Use process under the functions of the MAPC. *Day care, general (day care center)* means a commercial establishment where adult day care services are provided, or where child day care services are provided for more than eight

children; with both such services to be provided pursuant to state laws and fire codes, and in accordance with and licensed by appropriate state agencies. State Licensing has inspected the proposed location and has determined that maximum capacity shall not exceed 117 children.; however, the applicant is proposing to care for 80 children at this time.

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**Department of Human Services, Childcare Division Requirements:**

**Childcare Center Settings:**

Max. No. of Children = *35 sq. ft. per child*

Separate restroom facilities required for infants/toddlers vs. pre-school ages

**Outside Play Area:** 75sq. ft. per child (reduction if toddlers have separate play schedule).

**Employee Staff/Child Ratio:**

Ages up to 18 months: *1 per 6 children*

Ages 18 mos. to 3 years old: *1 per 9 children*

Ages 2 ½ years old and older: *1 per children kids*

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As illustrated in the photographs below, the child safety can be accomplished at the location. The existing outdoor/rear yard play area will be fenced and will comply with state regulations.

**Conclusion**

The Planning Staff has reviewed the request and has no issues with allowing the General Day Care at the location in reference to the surrounding area. Staff recommends approval by the Planning Commission of the day-care located within the C-1 Downtown Core District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local child care certifications be obtained and maintained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
3. That the secured fencing in the rear of the building be maintained with all required safety features for the child play area and shall remain in compliance by the State Department of Human Services.

Respectfully Submitted for Planning Commission Consideration,

Otis T. Spriggs, AICP  
Planning Director  
Planning & Zoning Department

# Site Photographs



View looking east of the subject site.



View of south driveway leading to the rear of the subject property.



View looking west from (rear) subject property.



View of rear parking area and future play area.



View looking south along subject property frontage.



View looking west from intersection of E. Jackson Ave./Carson St.