



*City of Jonesboro Planning Commission*  
**Staff Report – CU 10-01 Roach Family Home Daycare**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Planning Commission on February 9, 2010*

- REQUEST:** Applicant proposes to have a family home day care within the R-1 zoning.
- PURPOSE:** To operate a home day care providing for up to 10 children (requesting 2 above the 8 allowed).
- APPLICANT/  
OWNER:** Junior & Susie Roach, 1405 Arrowhead Farm Rd., Jonesboro, AR. 72404
- LOCATION:** 1405 Arrowhead Farm Rd., Jonesboro, AR.
- SITE  
DESCRIPTION:** Tract Size: 1.55 acres approximately  
Frontage: Approx. 140 +/- ft. on Arrowhead Farm Rd.  
Topography: Gently Sloping  
Existing Dvlpmt: 1,736 sq. ft. ranch style residence within an R-1 District.
- |                                    |             |                 |
|------------------------------------|-------------|-----------------|
| <b>SURROUNDING<br/>CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|                                    | North: R-1  | Residence       |
|                                    | South: R-1  | Residence       |
|                                    | East: R-1   | Residence       |
|                                    | West: R-1   | Residence       |
- HISTORY:** None
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 2010 Future Land Use Map which is outdated shows the area recommended as Single Family-Low Density. The residence remains consistent with the planning area.

**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 Map/ Vicinity Map

**Findings:**

The proposed in-home daycare is requested to be approved under the Conditional Use process under the functions of the MAPC. The family-home daycare is equivalent to a home occupation. *Day care, limited (day care family home)* means a home where day care services are provided to a maximum of eight children, with a maximum of two adults in attendance. The operator shall reside in the structure, and the facility must conform to all codes and regulations, both state and local, applicable thereto, with the most restrictive regulations prevailing. The babysitting of not more than five nonrelated children shall not be subject to provisions of this chapter and is typically allowed in any residential environment.

The Zoning Resolution currently has guidelines for home occupation which limits the accessory use to the confinements of the principal structure and remains clearly secondary to the use of the dwelling as a residence.

In review of the current application, the only finding of conflict is the amount of kids requested to be serviced with care. By definition and in accordance with Jonesboro Code of Ordinances, Chapter 117, Article 1, Sec. 117-2. Definitions of terms and Uses, the following applies:

***Day care, limited (day care family home)*** means a home where day care services are provided to a maximum of **eight children**, with a maximum of two adults in attendance. The operator shall reside in the structure, and the facility must conform to all codes and regulations, both state and local, applicable thereto, with the most restrictive regulations prevailing. The babysitting of not more than four children shall not be subject to provisions of this chapter. **The applicant requests that 10 children** be in attendance, which falls in to the range allowed for a General Day care Facility which his typically allowed as commercial in other more intense districts.

Moreover, the State Department of Health and Human Services, Division of Childcare, and Early Childhood Education, Childcare Licensing Unit regulate In-home Daycare facilities with minimum licensing requirements of at least thirty-five (35) square feet of usable indoor space for each child in the home. This area shall not include kitchens, bathrooms, hallways or closets.

As illustrated in the photographs, the home location has ample space area to ensure child safety and assurance that traffic congestion never occurs. Staff recommends that the outdoor play area be fenced in, defined and secured as an added amenity.

### **Conclusion**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for approval of the family home day-care located within the R-1 Single Family Residential District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval for an In-home Daycare, with 8 children maximum, 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 a secured fencing be installed to delineate child play area having a minimum of 75 sq. ft. per child as approved by the MAPC.

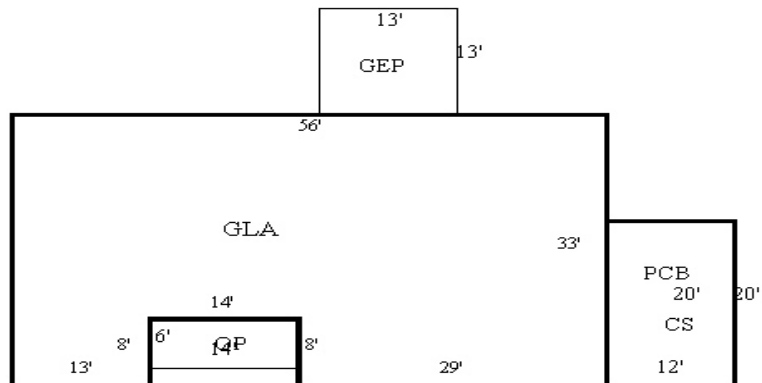
Respectfully Submitted for Planning Commission Consideration,

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

# Site Photographs



View looking south at the subject site.



Sketch by Apex IV Windows™

Home Floor Plan



View looking south from Arrowhead Farm Road (subject site).



View looking southwest (front yard and abutting property) from road.



View looking north across from subject site.



View looking west from rear yard.