



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – Conditional Use: Case No. 09-01 PERKINS/CHILD DAY CARE**  
 Huntington Building - 900 W. Monroe  
*For Consideration by the Commission on May 12, 2009*

**REQUEST:** Conditional Use Child Day Care

**PURPOSE:** To approve a Conditional Use for a day care center for children at property currently Zoned C-1 Downtown Core, in the Downtown area.

**APPLICANT:** Jacqueline Perkins, 220 S. Allis, Jonesboro, AR

**OWNER:** Jeff Throesh, 212 E. Washington Ave., Jonesboro, AR

**LOCATION:** 212 East Washington Ave.

**SITE DESCRIPTION:**

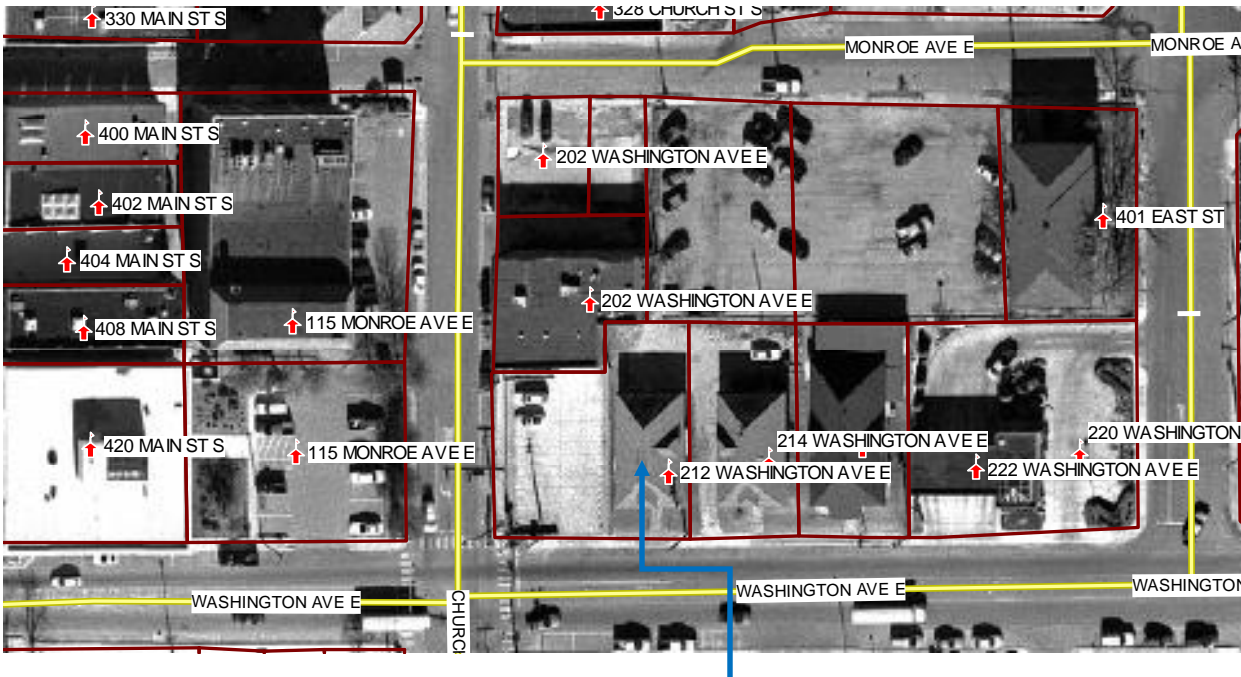
Tract Size:	Approx. .11 acres
Frontage:	Approximately 48.5 ft. on East Washington Ave.
Topography:	Predominately flat
Existing Dvlpmt:	Commercial Building

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

**HISTORY:** No prior petitions for this site

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

**Chapter 14.36.01** Off-street Parking and Loading; No off-street parking is required, however, the existing parking lot which is to remain will have a potential of 8 parking spaces.



The proposed use for this building is to provide a quality service child care with a maximum of 18 children. The applicant hopes to provide care for new-borns up to 3 years of age. This location is appropriate for the space that it provides. The space is composed of 3 rooms, 2 living rooms, one kitchen, and two full bathrooms. It also has a medium size fenced-in backyard and parking space for up to 8 cars at the same time. Two cars can be parked on a paved parking spot at the front of the house, 4 cars can be parked on a gravel parking space located at the rear side of the house, and 2 cars can be parked on a paved drive on the side of the house.

The applicant will arrange specific time for the “dropping off” and “picking up” of the children. The proposed schedule will allow 8 kids to be dropped off at 7:30 a.m. and the other 8 at 7:45 a.m. In the afternoon, the first 8 will be picked up at 5:15 p.m. and the other 8 at 5:30 p.m. This will help prevent traffic congestion or an unsafe transition for the children.

**Code Review:**

**Section 14.24 Conditional Uses:**

Daycare is listed under the various districts of the table of uses, and may be located in the C-1 District in accordance to the Conditional Use provisions and procedures. Although not zoned properly, the unusual or unique characteristics of operation of uses such as this must be given so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the surrounding area in which uses are proposed.

In carrying out the purpose of the Conditional Use 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.

- (a) The proposed use is within the provision of conditional uses as set out in this Ordinance.
- (b) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (c) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (d) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (e) The size and shape of the site, and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this Ordinance.
- (f) 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 Ordinance.
- (g) The proposed landscaping and screening of the proposed use are in accordance with provisions of this Ordinance.
- (h) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.

**The definitions section of Article/Chapter 14.08 offers the following:**

*Day care, general (day care center):* A commercial establishment where day care services are provided, or where child day care services are provided for more than eight (8) children; with such services to be provided pursuant to State laws and fire codes, and in accordance with and licensed by appropriate State agencies.

**Findings:**

As defined above the applicant is seeking to have over 8 children, and the Code will allow over 8 children as a Conditional Use under the C-1 Zone District.

The burden of assuring that the building can satisfy fire code requirement for 18 children under one roof in a commercial building shall be the responsibility of the owner and applicant. A professional architectural review is urged at this time.

The applicant does not propose any interior or exterior modifications to the proposed structure.

Outdoor play areas will be located in the rear yard which is currently an open area and needs fencing/screening.

**Conclusion:**

Staff finds that the requested Conditional Use submitted by Jacqueline Perkins should be approved based on the above findings and following conditions:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local child care certifications be applied for and obtained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building, fire and other permits be applied for and obtained by the applicant. A full building code analysis should be performed on the structure.
3. All signage shall be installed according to the Signage Regulations and a permit shall be obtained.
4. The owner shall obtain a final occupancy certificate from the Building Inspections office prior to utilizing the building as a day care.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking at the day care location.



View Looking Northeast along frontage of project location





View looking at parking area behind subject property.



View of rear yard looking south.





View looking east from the project site



View looking west along frontage.



View looking north into rear yard/driveway of project site.