

KING'S RANCH

WHAT IT IS:

1. PRIVATELY FUNDED, NON PROFIT, CHRISTIAN ORGANIZATION
 - no one can require Coopers to accept child that doesn't meet criteria
2. APPLICATION IS FOR A CONDITIONAL USE PERMIT FOR A GROUP RESIDENTIAL HOME
 - permissable in R-1 with approval
3. SINGLE, EXISTING 4900 SQ. FT. RESIDENCE
 - 8 children & 2 house parents
 - ages 6-12
 - no severe behavioral or emotional problems
 - supervised around the clock
4. APPROPRIATE TO AREA
 - Otis Spriggs, City Planner found:
 - not detrimental to neighborhood w/conditions
 - buffer exists
 - conditions - including not more than 1 residence w/8 children
5. SECLUDED SITE
 - 10.57 acre site
 - joins Coopers' 59.17 residential site
 - Coopers will live on site with family
6. MODELED AFTER WATERSPRINGS RANCH, TEXARKANA
 - successful - city officials/realtors
 - in R-1 - same objections
 - won't have to reinvent wheel

KING'S RANCH

WHAT IT IS NOT:

1. NOT A BUSINESS
 - no signs or traffic problems
 - non profit home for kids

2. NOT SPOT ZONING
 - permissible conditional use in R-1, with approval

3. NOT FOR JUVENILE DELINQUENTS OR PROBLEM CHILDREN
 - screening will exclude

4. NO MULTIPLE UNITS
 - application is for existing residence
 - all infrastructure exists
 - any expansion would require new application or approval

5. WON'T DEVALUE PROPERTY
 - nice home, secluded site
 - Texarkana experience w/Watersprings Ranch

6. NOT A LIABILITY PROBLEM
 - immunity law protects owners
 - expressly applicable to childrens' organizations

7. NOT LIKE HOUSE OF REFUGE
 - different group
 - 13-18 yr. old girls with problems
 - state funded

8. WON'T SET A PRECEDENT
 - unique
 - every application considered on own merits