

City of Jonesboro Planning Commission
Staff Report – CU 10-06 Adaway Daycare
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on June 8, 2010

REQUEST: Applicant proposes to have a General family home day care within the R-3 zoning under the Conditional Use provisions of the Code of Ordinances.

PURPOSE: To operate a general day care providing for up to 40 children and 7 employees.

APPLICANT/ OWNER: Sylvester and Kayla Adaway, 617 Bradley St., Jonesboro, AR.

LOCATION: 617 Bradley St., Jonesboro, AR.

SITE DESCRIPTION: Tract Size: 0.18 acres.
Frontage: Approx. 60 ft. on Bradley St.
Topography: Flat
Existing Devlpmt: Residence within a subdivision

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-3	Residence
	South: R-3	Residence
	East: R-3	Residence
	West: R-3	Residence

HISTORY: None

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

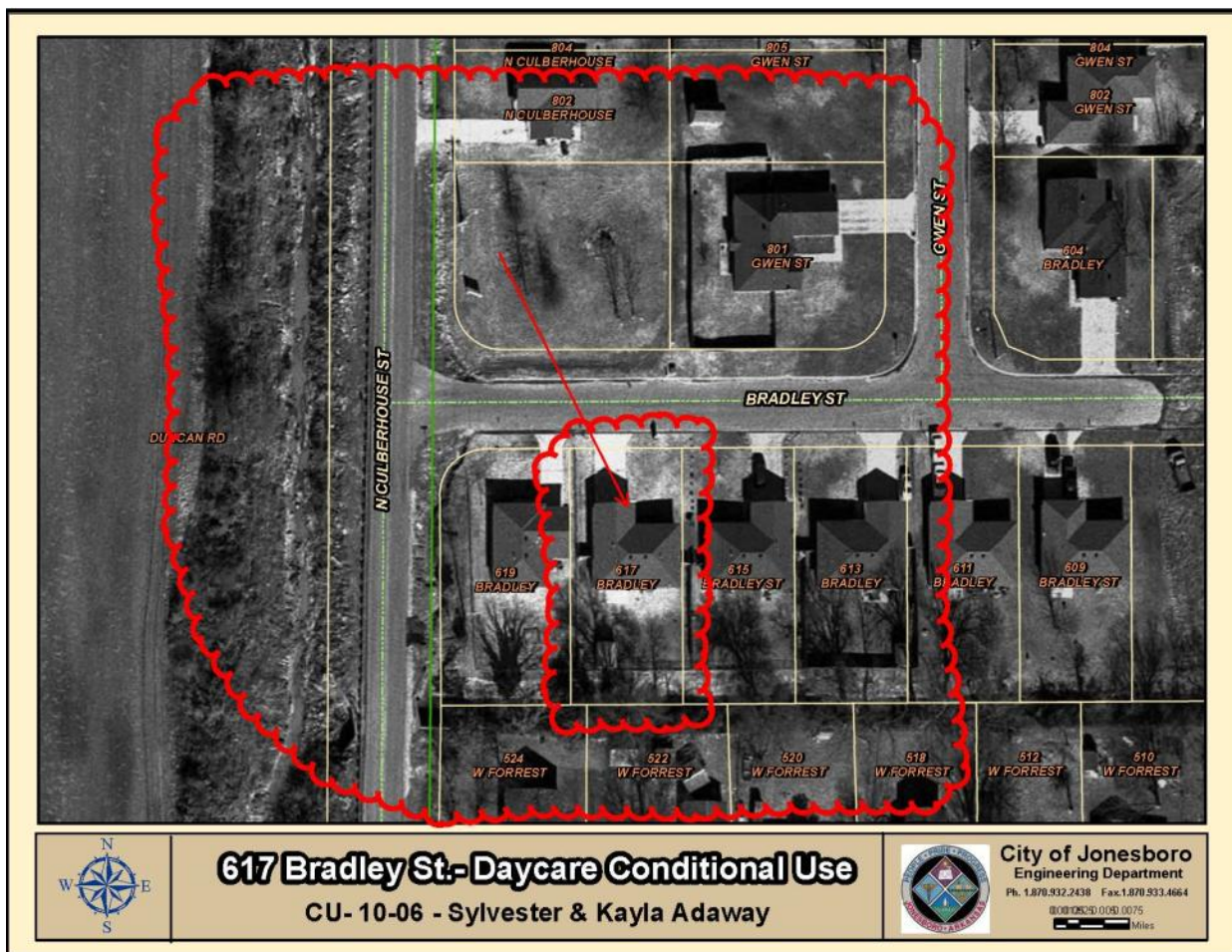
The Jonesboro Future Land Use Map has been updated and shows the area recommended as Residential Transitional, which would provide for uses typically allowed in the R-3 Zoning District as well as residential service oriented uses.

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)



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.

In review of the current application, findings of conflict existing in Section 117-199, (Zoning Ord., § 14.24.02), Section (6) concerning circulation and off street parking and loading. The requested load in terms of employees and number of kids may cause inconsistency with the neighborhood. The owner would need to provide required parking at a rate or formula of- *1 parking space per employee and/or attendant, plus 2 spaces* in accordance with **Section 117:324: Off-street parking and loading**. Given the configuration of the site the Owner may be able to add an additional 2 spaces to the property which would provide space for six cars outside of self parking within the garage. This would amount to a limit of approximately 4 employees, which could also affect the number of kids cared for (resulting in 23 kids using the same threshold formula of 5.714 kids per employee). The applicant needs to review these formulas and convince the Commission of the number that work feasibly without any adverse impact on the neighborhood.

Department of Human Services, Childcare Division Requirements:

In-home settings:

Maximum 16 children allowed: Fire/Health Inspection/Zoning Approvals required

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 mos: *1 per 6 children*

Ages 18 mos. to 3 y.o.: *1 per 9 children*

Ages 2 ½ y.o. and older: *1 per children kids*

As illustrated in the photographs below, the child safety can be accomplished at the location. The existing outdoor/rear yard play area is fenced and provides for a secured added amenity. However, additional driveway pavement would be necessary to provide for additional off street parking.

Conclusion

The Planning Staff has reviewed the request and has reservations over allowing (7) employees/40 kids at the location in reference to the surrounding area. Staff recommends approval to Planning Commission for approval of the day-care located within the R-3 Single Family Residential District with the following stipulations and a reduction in the number of kids:

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 home be maintained with all required safety features for the child play area.
4. That the number of children provided for and the number of employees be limited to the number as approved by the MAPC.

Respectfully Submitted for Planning Commission Consideration,

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

Site Photographs



View looking west from the subject site.



View looking north from subject site.



View looking south of subject property.



View looking east along Bradley St. dead end.



View looking west along subject property frontage.



View looking east from intersection of N. Culberhouse St./Bradley St.