



Metropolitan Area Planning Commission
Staff Report – Conditional Use Case 07-04- Tracy Fraction
Huntington Building - 900 W. Monroe
For Consideration by the Commission on May 8, 2007

REQUEST: Applicant proposes to have a family home day care within the R-1 zoning.

APPLICANT OWNER: Tracy Fraction 1209 Wilmar Circle
John White 2701 Paula Dr.

LOCATION: 1209 Wilmar Circle, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 65' x 140'
Frontage: 65'
Topography: Flat
Existing Dvlpmt: Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

STAFF REVIEW:

Currently the applicant is only caring for 2 small toddlers. The zoning ordinance states that a limited day care within the home provide care for a maximum of (8) children, under the supervision of max. (2) adults.

1. The applicant does not propose any interior or exterior modifications to the proposed structure.
2. Any outdoor play area will be located in the rear of the residence.

CONCLUSION:

Staff finds that the requested Conditional Use: Case 07-04 will be a reasonable request in the neighborhood and will promote sound land use planning the City of Jonesboro. MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

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 and other permits be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking Northwest



View looking Southeast



View looking north east



View looking southwest at subject property