



**Metropolitan Area Planning Commission**  
**Staff Report – Conditional Use: Kings Ranch Case No. CU08-01**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Commission on February 12, 2008**

**REQUEST:** Conditional Use Group Home, “Christian Children’s Ranch” for abused and neglected children

**PURPOSE:** To develop property currently Zoned R-1 Residential, for a group home for children by a non-profit, non-denominational Christian organization by providing shelter, counseling, daily activities, etc. This facility will serve children suffering abuse, neglect and abandonment of the Jonesboro region, accepting children 12 years of age and below. The maximum number of children to live at the home will be eight (8).

**APPLICANT/ OWNER:** Kings Ranch Dr. Eddie and Lee Cooper, 2908 Day Dr., Jonesboro, AR (Dr. Eddie and Lee Cooper)

**LOCATION:** 2816 Day Dr., Jonesboro, AR 72401 (East of Ridgepointe Subdivision, West of Upper Duckswater Subdivision)

**SITE** Tract Size: 10.57 acres approx.

**DESCRIPTION:** Frontage: Approximately 0 Ft. on Day Rd. (Property is approximately 60 Ft. from right of way of Day Rd.)  
 Topography: Predominately Sloping  
 Existing Dvlpmt: Residence, lake, and vacant acreage.

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

**HISTORY:** Existing Single Family Home. The previous case filed- CU07-10 in July, 2007 was withdrawn prior to the MAPC public hearing.

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

**Zoning Code Analysis:** Chapter 14.24 lays the basis for conditional use considerations by the Planning Commission. Certain uses may or may not be appropriately located within various districts due to their unusual or unique characteristics of operation and external effects. Given their unusual character, analysis and judgment of the consequences of each development and use 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 area in which uses are proposed to be located. Such uses are listed under the various districts herein as conditional uses, and may be located in the district or districts so designated only in accordance with the procedure described herein. The proposed children's ranch/residence home is hereby requested to be considered within a Single Family R-1 District.

In approving such conditional uses, the Planning Commission shall impose such conditions and restrictions upon the premises as it deems necessary to reduce or minimize the adverse effects of the use. Compatibility with surrounding property shall be insured to the maximum extent practicable.

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.

- (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, including the size, shape 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.

**Findings:** Staff does not feel that the ranch-like environment will be a detriment to the surrounding neighborhoods if the use is operated under an *around-the-clock* supervised program for the youth. The subject property has sufficient buffer with barbed-wired fencing, however, the applicant should demonstrate to the Commission that such secured environment is continuous and adequate. The 4,900 sq. ft. home to be used will remain residential in character and use, and an extreme demand for traffic has not been demonstrated by the applicant to cause negative impact beyond that expected of a single family residence.

Originally, the applicant proposed four (4) residences with eight (8) children in each structure. At that time staff felt that a 32 capacity facility would have compromised the character of the surrounding neighborhood and community by all means.

**Conclusion:**

Staff recommends that the MAPC considers the following conditions, if the requested Conditional Use for a group home is approved:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local child service certifications be applied for and obtained by the applicant.
2. That the applicant supplies a copy to the Planning Office of such Child Services license upon issuance.
3. The number of children allowed to occupy the home shall not exceed 8 in number and limited to a single residence.
4. That upon any discontinuation of the subject business “King’s Ranch”, any future ownership or group home use be subject to these same stipulations, any deviations will necessitate a new application before the MAPC that shall satisfy the subdivision process and standards.
5. No signage, including directional, may advertise the business and nothing shall be displayed at the subject home location other than an address marker.
6. Parking to serve the group home shall be provided off-street, and no such parking shall be permitted in a required setback, other than in a driveway. In no event shall yard areas be converted to off-street parking to serve the proposed group home use.
7. That a security plan be submitted demonstrating future proposed screening/fencing as well as other security devices/amenities to assure minimal impact on surrounding properties.
8. That all recommendations of the Fire Safety Inspections Officer, City Engineer, Street Superintendent and Public Works Director be satisfied and submitted with a final submission.

Respectfully Submitted for Commission Consideration.

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking Northwest toward entry of existing home



View looking Northwest toward entry of existing home (2908 Day Dr.)





View looking northeasterly toward proposed site location (2816 Day Dr.)



View looking southwest from the project site entrance



View looking North from rear yard