

*City of Jonesboro Planning Commission  
Staff Report – CU 12-03 Shadreka Hardison  
Huntington Building - 900 W. Monroe  
For Consideration by Planning Commission on March 13, 2012*

**REQUEST:** Applicant proposes to use a 1,410 sq. ft. existing structure as a Day Care within an R-1 Single Family Residential Zoning District, and is seeking MAPC's Conditional Use Approval.

**APPLICANT/  
OWNER:** Shadreka Hardison 400 E. Allen St. Jonesboro, AR 72401  
Tracy Meredith 705 CR 753 Jonesboro, AR 72401

**LOCATION:** 605 Freeman St.

**SITE DESCRIPTION:** Tract Size: 0.18 acres (7,860 Sq. ft.)  
Frontage: 60'  
Topography: Flat  
Existing Dvlpmt: Single Family Home

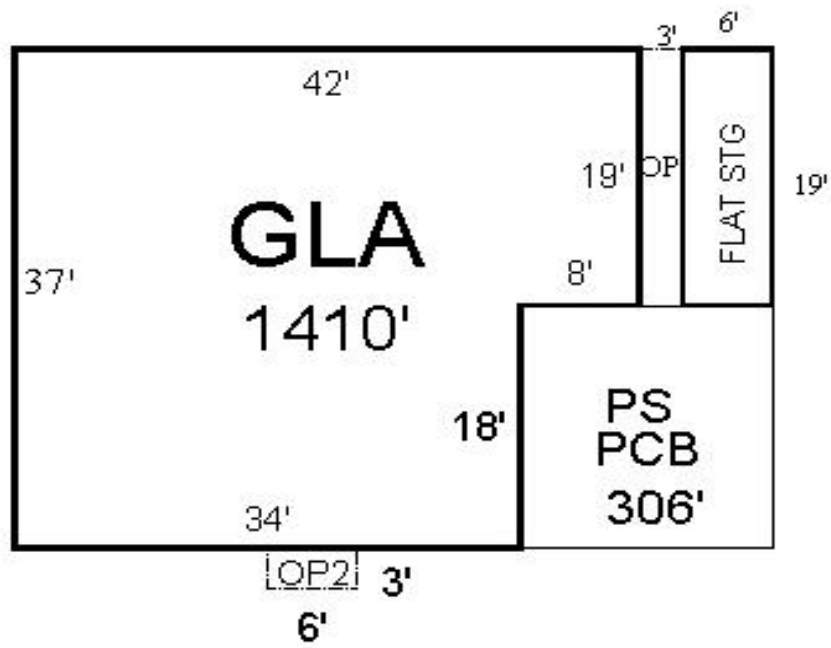
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-2	Residential

**HISTORY:** None

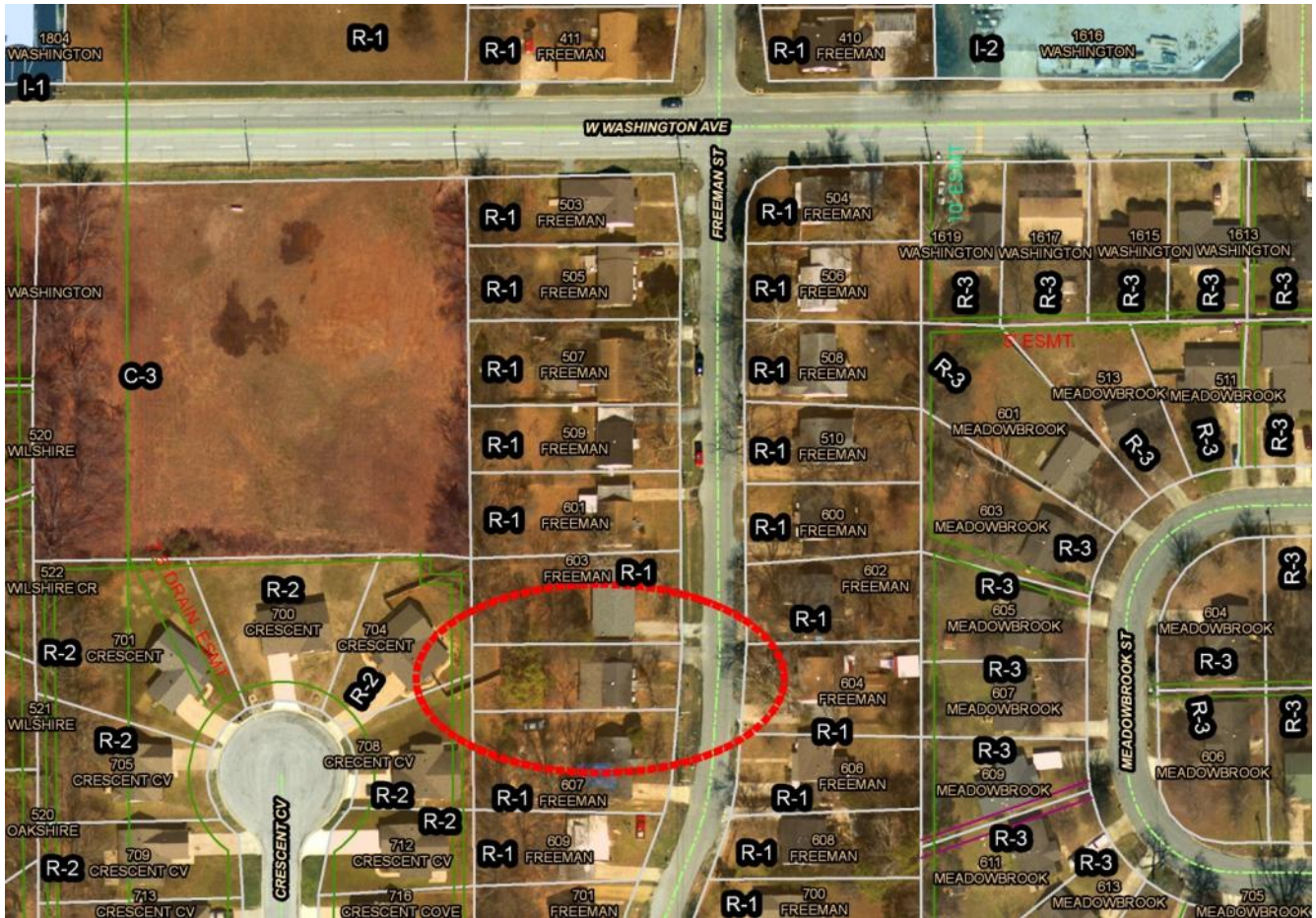
**Zoning Code Analysis:**

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)



**Home Floor Plan Layout**



**Aerial Map/Zoning Map**

**Findings:**

The day care’s layout demonstrates ingress/egress off of Freeman Street. The structure has one floor level (1,410 sq. ft. in area), a carport, and backyard. Perimeter fencing in the rear yard to provide security and child safety to the property is recommended for areas designated as outdoor playground.

No exterior modifications proposed or outlined and the residential character of the home shall remain intact. The applicant proposes to gain MAPC approval to allow the daycare within her new residence and care for the maximum of 8 children, similar to her previous operation in a different home location. The applicant did not specify hours of operation, which would include drop off/pick up times, if operated in proper manner it should provide a positive impact within the neighborhood.

Staff has no objection to the approval of this request and recommends MAPC approval of the day care as a conditional use subject to full compliance with the State licensing agency.

**Conclusion:**

Staff finds that the requested Conditional Use: Case CU 12-03 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro. MAPC should consider the following conditions if the request is granted on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, all required building permits and fire safety approval required locally and other approvals required statewide must be applied for and obtained by the applicant where applicable.
2. Fencing permit must be obtained for outdoor play area, prior to Certificate of Occupancy.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion:**

*I move to approve Conditional Use Case CU 12:03 as presented for an family, in-home day care within an R-1 Single Family Residential Zoning District to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses and appropriate design standards have been applied. This approval is contingent upon the satisfaction of conditions 1-2 as recommended by the Planning Staff.*

# Site Photographs



View looking North along of Freeman St.



View looking South along of Freeman St.



View looking West at subject property.



View looking East from rear yard of subject property.



View looking North of subject property rear yard.



View looking South of rear yard.



View looking West of the abutting home's side yard.