

*City of Jonesboro Planning Commission*  
**Staff Report – CU 10-03 Zandra Clayton General Daycare**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by Planning Commission on March 9, 2010*

| <b>REQUEST:</b>                    | Applicant proposes to have a general day care within the I-1 zoning.   |             |                 |            |            |            |            |           |            |           |            |  |
|------------------------------------|--|-------------|-----------------|------------|------------|------------|------------|-----------|------------|-----------|------------|--|
| <b>PURPOSE:</b>                    | To operate a general day care providing for up to 24 children per shift (3) and 24 hr care.  |             |                 |            |            |            |            |           |            |           |            |  |
| <b>APPLICANT/<br/>OWNER:</b>       | Zandra Clayton 601 E. Alpine St., Jonesboro, AR. 72404<br>Double Brown Properties/Tim Brown 1410 Franklin St., Jonesboro, AR. 72404  |             |                 |            |            |            |            |           |            |           |            |  |
| <b>LOCATION:</b>                   | 213 North Main, Jonesboro, AR.   |             |                 |            |            |            |            |           |            |           |            |  |
| <b>SITE<br/>DESCRIPTION:</b>       | Tract Size: situated on 0.95 acres approximately<br>Frontage: Approx. 165 +/- ft. on North Main<br>Topography: Flat<br>Existing Dvlpmt: 1,932 sq. ft. existing commercial building within an I-1 District.   |             |                 |            |            |            |            |           |            |           |            |  |
| <b>SURROUNDING<br/>CONDITIONS:</b> | <table><tr><th><u>ZONE</u></th><th><u>LAND USE</u></th></tr><tr><td>North: I-1</td><td>Industrial</td></tr><tr><td>South: I-1</td><td>Industrial</td></tr><tr><td>East: I-1</td><td>Industrial</td></tr><tr><td>West: I-1</td><td>Industrial</td></tr></table> | <u>ZONE</u> | <u>LAND USE</u> | North: I-1 | Industrial | South: I-1 | Industrial | East: I-1 | Industrial | West: I-1 | Industrial |  |
| <u>ZONE</u>                        | <u>LAND USE</u>  |             |                 |            |            |            |            |           |            |           |            |  |
| North: I-1                         | Industrial   |             |                 |            |            |            |            |           |            |           |            |  |
| South: I-1                         | Industrial   |             |                 |            |            |            |            |           |            |           |            |  |
| East: I-1                          | Industrial   |             |                 |            |            |            |            |           |            |           |            |  |
| West: I-1                          | Industrial   |             |                 |            |            |            |            |           |            |           |            |  |
| <b>HISTORY:</b>                    | None   |             |                 |            |            |            |            |           |            |           |            |  |
| <b>ZONING ANALYSIS:</b>            | City Planning Staff has reviewed the proposed development and offers the following findings.   |             |                 |            |            |            |            |           |            |           |            |  |

---

**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)



#### Aerial Map/ Vicinity Map

#### **Findings:**

The proposed general daycare is requested to be approved under the Conditional Use process under the functions of the MAPC.

By definition and in accordance with Jonesboro Code of Ordinances, Chapter 117, Article 1, Sec. 117-2. Definitions of terms and Uses, the following applies:

***Day care, general (day care center):*** A commercial establishment where adult day care services are provided, or where child day care services are provided for more than eight (8) 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.

As illustrated in the photographs, the location has ample space area to ensure child safety and assurance that traffic congestion never occurs. Staff recommends that the outdoor play area be fenced in, defined and secured as an added amenity.

### **Conclusion**

The Planning Staff has reviewed the request and feel that all issues regarding safe implementation into the surrounding area have been considered. Staff recommends approval to Planning Commission for Conditional Use approval of the General day-care located within the I-1 Limited Industrial District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval for a General Daycare (providing services for more than 8 children) that 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. Please note that architectural services will be required for new work.
3. That a secured fencing be installed to delineate child play area having a minimum of 75 sq. ft. per child as approved by the MAPC.

Respectfully Submitted for Planning Commission Consideration,

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



# Site Photographs



View looking northwest at the subject site.



View looking west at the subject site.





View looking east from the rear of property. (subject site).



View looking north (rear yard and abutting property) from railway.





View looking north across from subject site.



View looking south from adjacent property.