



**Metropolitan Area Planning Commission**  
**Staff Report – Conditional Use: Case No. CU07:10**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Commission on August 8, 2007**

**REQUEST:** Conditional Use Group Home, “Christian Children’s Ranch” for abused and neglected children 12 years and younger.

**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.

**APPLICANT/ OWNER:** Roy E. and LeAnne Cooper, 2908 Day Rd., Jonesboro, AR

**LOCATION:** 2908 Day Rd., Jonesboro, AR 72401 (East of Ridgepointe Subd., West of Upper Duckswater Subd.)

**SITE** Tract Size: 59.17 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:** Conditional Use: Horses

**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/group home is hereby requested to be considered in the 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: The applicant proposes to utilize the property by proposing 4 group home structures to house 8 children in each on the southeastern portion of the parcel. Each home will be supervised by a Christian couple along with trained staff to be utilized for counseling. The daily program will also include recreational activities such as hiking, fishing, horseback riding, sports, and camping.

No details of the proposed indoor arena have been shown on the plan to analyze its impact on the surrounding community in terms of traffic, noise or any other negative impact. If the fundraiser activities are to occur on site, staff feels that the integrity of the residential neighborhood character may be compromised. This may cause an influx of traffic, inadequate parking provisions, as well as negative impact of the surrounding residential properties. Staff is recommending that MAPC does not approve an indoor arena for this site, such use/activities should occur at a remote location where proper zoning exists. Furthermore this will not be in the spirit of the guidelines above which stipulates that the use be compatible with surrounding property to the maximum extent practicable

If the group home conditional use is allowed in this instance, staff cautions the Commission that future ramifications of the multiple structures need to be considered if the ownership changes hands and the need for restoring youth were to be eliminated.

This could create nonconforming residences on the premises that may result in rental properties. Therefore staff highly recommends that constraints be placed on the property. Staff does not feel that the ranch-like environment will be a detriment to the surrounding neighborhoods if and only if the units are kept to a minimum (no more than two (2) and the setbacks are increased from the south to allow sufficient buffering from adjacent property owners. A buffer setback of 120 ft. appears sufficient. The property appears to be secured with barbed-wired fencing, however, the applicant should demonstrate to the Commission that such secured environment is continuous and valid.

Planning Staff has met with the street superintendent regarding the right of way of Day road. Street Superintendent Teddy Hooten has concerns with the current right of way improvement and states that the Day Rd. should be brought to standard with adequate width (26ft.) with curb and gutter. Street superintendent also echoed the same concerns that Staff has for the lack of frontage along Day Rd. The property is obviously land-locked which probably has been prior to annexation. If left in its current condition, this will pose a problem if this property changes hands once the group homes are developed and if they are discontinued, it will result in a re-platting difficulty.

### **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 homes shall not exceed 16 in number and limited to two (2) structures.
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, advertising business 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 final landscape plan be submitted demonstrating the existing vegetative screen and landscaping features as well as future proposed screening as well as buffers be increased to 120 ft. from every property line.
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



View looking southeasterly toward site location of homes



View looking southwest at the project site



View looking Northeast