

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 23-10, 1348 Medallion Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 26, 2023

REQUEST: Applicant is requesting conditional use approval to allow an in-home limited daycare for a property located within an R-1, single family medium density district.

APPLICANT OWNER: Melinda Young, 1348 Medallion Drive, Jonesboro, AR
 James Cooper, 3309 Lonoke Cove, Jonesboro, AR

LOCATION: 1348 Medallion Drive

SITE DESCRIPTION: Tract Size: 0.39 +/- Acres
 Frontage: Approx. 90' along Medallion Drive
 Topography: Flat Lot.
 Existing Development: Residential Home

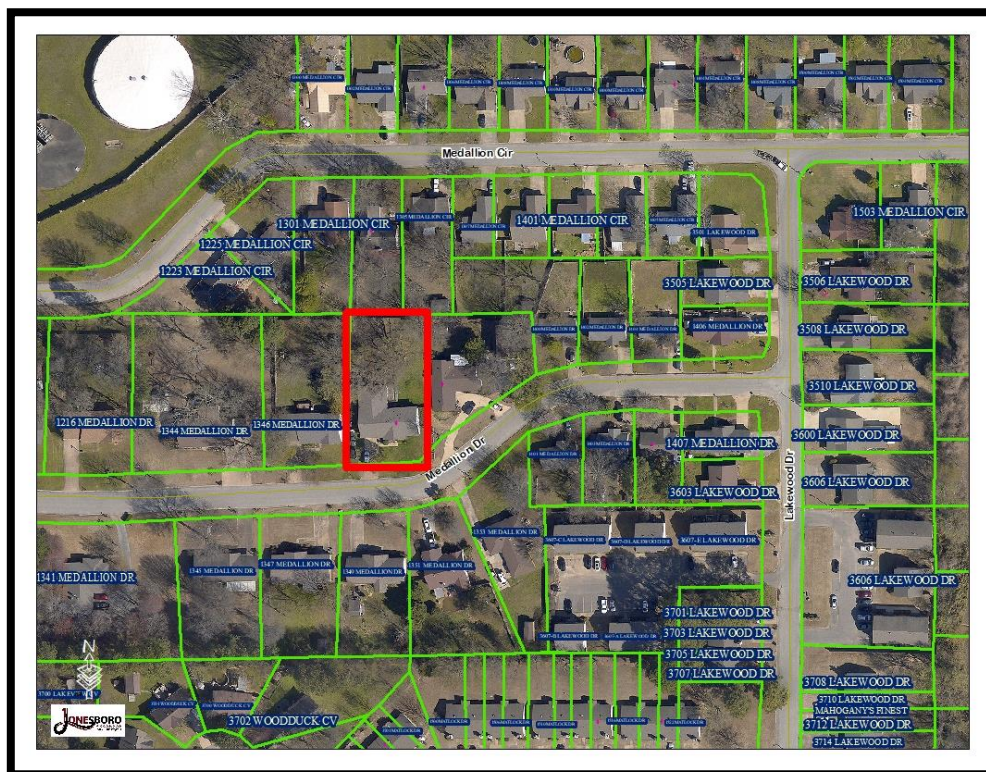
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Residential use

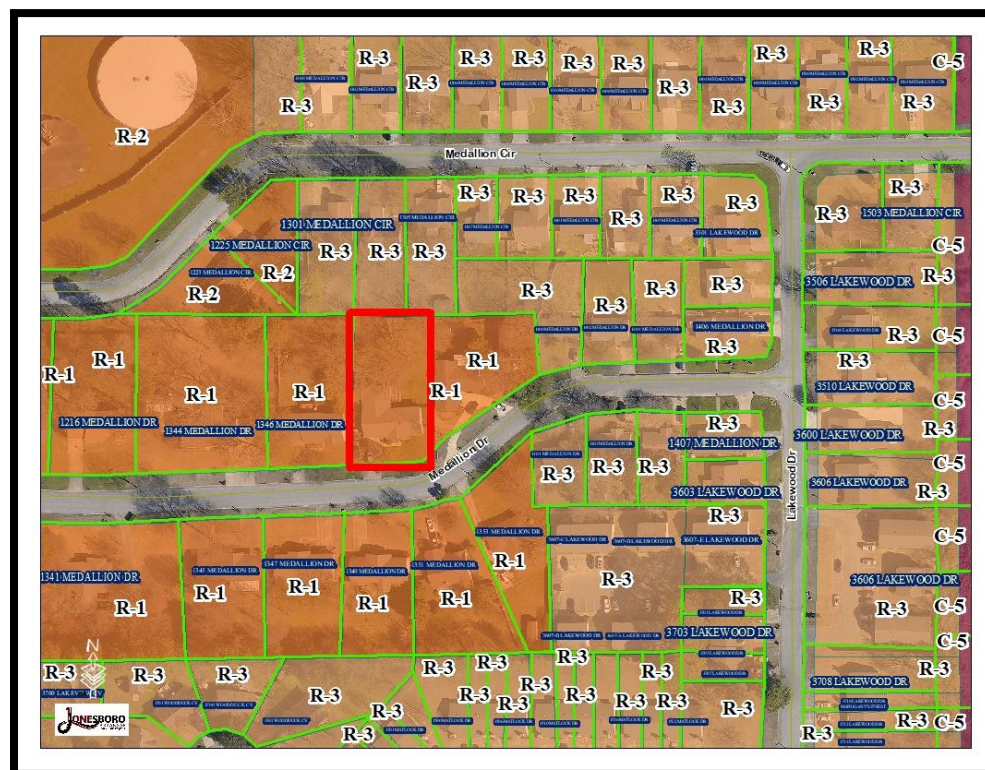
Zoning Code Analysis:

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)



Aerial View



Zoning Map

Applicant's Proposal:

The applicant would like to use the lot as an in-home limited daycare. The applicant will live on site. The proposed use must be approved under the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Day care, limited (day care family home) means a home where day care services are provided to a maximum of eight children, with a maximum of two adults in attendance. The operator shall reside in the structure, and the facility must conform to all codes and regulations, both state and local, applicable thereto, with the most restrictive regulations prevailing. The babysitting of not more than four children shall not be subject to provisions of this chapter.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.
2. The applicant will be restricted to a maximum of 8 children on site.
3. Child play areas shall meet all safety and fencing requirements of local and state agencies.
4. Child drop off and/or parking shall not be allowed on Medallion Drive.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-23-10 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



Conditional Use Sign