

City of Jonesboro Planning Commission
Staff Report – CU 15-09 – 514 W. College Ave.
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on November 10, 2015

REQUEST: Applicant proposes to locate a daycare within the R-1 Single Family District, in which such use is allowed only through the Conditional Use process.

PURPOSE: To operate an Infant Daycare providing care for up to 12 children ranging from 6 weeks to 12 months.

APPLICANT/ OWNER: St. Mark's Episcopal Church, 531 W. College Ave., Jonesboro, AR

LOCATION: 514 W. College Ave., Jonesboro, AR

SITE DESCRIPTION: Tract Size: 12,228.7 sq. ft.
Frontage: 68' along W. College Ave.
Topography: Flat
Existing Development: 1,995 sq. ft. Residential home

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

HISTORY: None

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following required development standards and design specifics for Conditional Use Applications have been reviewed and appear to meet the spirit and intent of the Zoning Ordinance:

- ✓ (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. N/A.
 - ✓ (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. N/A.
- (Zoning Ord., § 14.24.02)



Zoning/ Vicinity Map

Applicants Proposal:

St. Mark's Day School was conceived in 1977 by a handful of concerned parents looking for quality care for their children. The pre-school program meets the needs of children ranging in age from 1 to 4 years. St. Mark's offers an environment for children, which promotes high self esteem, problem solving skills, and opportunities to grow and develop physically, socially, and intellectually. The program ensures that each child has their daily needs met in a loving and caring setting. St. Mark's desires to include quality infant-care within their program. The opportunity to purchase the house at 514 W. College has turned that dream into a reality. Infant care in Jonesboro is in high demand with few options available. St. Mark's Baby House is said to be a much needed service to our community. They plan to care for 12 babies ranging in age from 6 weeks to 12 months. The hours of operation will be 7:30 a.m. to 5:30 p.m. on Monday through Friday. St. Mark's Church plans on keeping the integrity of the house. There will be no visible signage or other advertisements. St. Mark's proposes to make a few modifications necessary for the safety of the children. They feel that offering infant care is a natural expansion of their program and look forward to continuing the tradition of quality care for the children of Jonesboro.

The applicant hopes to convert the existing home into a child-care use to supplement the pre-school program with infant care. The requested child-care use is allowed specifically by a conditional use approval by the Planning Commission. A use-change of uses not permitted in R-1 cannot occur in the future, absent Board approval or rezoning, which ever applies. The zoning will remain R-1 Single Family. A 12 ft.-wide expansion of the drive to the west is shown to allow a parking space. Staff is recommending that a condition be applied to the requested Daycare, stipulating that it can only be operated as an accessory to the adjacent church, upon approval.

In review of the current application, there were no reasons or findings of conflict of Section 117-199, (Zoning Ord., § 14.24.02), that would deem the propose use unfit for the site location. As illustrated in the photographs, the home location has ample space area to ensure child safety and assurance that traffic congestion will not occur. Please see staff's recommend conditions below that will assure that the criteria for approval are satisfied.

Conclusion

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission of the day-care to be located within the R-1 Single Family Residential District with the following stipulations:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local child care certifications, and City business license 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.
3. Operational constraints shall include the following:
 - a. Hours of operation shall be limited between the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday only.
 - b. Drop off arrangements must be staggered in a manor not to impede upon customary residential traffic flow.
 - c. Maximum number of children shall not exceed 12 infants, ranging in age from 6 weeks to 12 months.
 - d. The daycare facility may only be operated as an accessory use to the church upon approval and in the future any modifications of this ownership arrangement shall be subject to MAPC approval.
 - e. No yard signs allowed.
 - f. No outdoor play area shall be permitted.
4. No modifications to the proposed site plan shall be allowed unless approved by MAPC.
5. Daycare facility shall be subject to a 2-year revaluation by the Planning Department verifying that said operation constraints are in compliance. A report shall be presented to the MAPC of all findings and necessary corrective measures if needed.

Respectfully Submitted for Planning Commission Consideration,

A handwritten signature in black ink, appearing to read "Chris", is written over a horizontal line.

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

Sample Motion:

I move to approve Conditional Use Case CU 15-09 as presented for a Daycare within an R-1 Single Family District to be located on the subject property, subject to the recommended conditions; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the minimum code requirements. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Site Photographs



Subject site located at 514 W. College Ave.



Property located south of site at 531 W. College Ave.



View facing west of subject property.



View looking east of subject property.