

*City of Jonesboro Planning Commission
Staff Report – CU 16-10, 300 W. Nettleton
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 24, 2016*

REQUEST: Applicant proposes a Conditional Use for Tiny Treasures Academy, a family daycare, to operate within an R-1 Single Family Residential District.

APPLICANT OWNER: Bonnie Carruth 3704 S. Caraway, Suite B, Jonesboro, AR
Pamela Greenway 300 W. Nettleton Ave., Jonesboro, AR

LOCATION: 300 West Nettleton Ave. Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: +/- 0.22 Acres
Frontage: 61 Feet on W. Nettleton Ave.
Topography: Flat.
Existing Development: Single-Family Residential House, 1,584 sq. ft. in area.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single Family House
South:	R-1	W. Nettleton, Single Family Homes
East:	R-2	Apartment Complex
West:	R-1	Single Family House

HISTORY: There has only been a house on this lot.

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 property is located in a pre-existing R-1 Single Family Residential area mixed with apartments. While the proposed location is feasible and appropriate, the Zoning Code requires that the request be approved by the MAPC. Staff anticipates no issues with this application and feels confident that it will meet all other requirements such as setback, height and parking lot capacity. The interior refinish work is pending approval by the Chief Building Code official and Fire Marshal regarding building code and change of use requirements.

Staff had an opportunity to address common issues with in-home daycares, such as children drop off. The applicant was advised to work out an agreement with the owners of the apartment property to the immediate east to gain permission to utilize the private drive as children drop off stacking. This relieves the issues that occur on arterial roads during peak hours regarding the safety of children. The subject property shows a rear driveway that apparently had easement off of the west line of the multi-family owner's property.

Conclusion:

Staff finds that the requested Conditional Use: Case 16-10 Tiny Treasures Academy will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro, pending all necessary code upgrades to the structure.

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.
2. The applicant will be restricted to a maximum of 8 children.

3. Child play areas shall meet all safety and fencing requirements of the approving State Licensing Agency.
4. Children drop off shall not be allowed directly on W. Nettleton Ave.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

Sample Motion:

I move that we place Case: CU 16-10 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that to proposed conditional use as a family daycare will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Fire Inspections, Engineering and Building Inspection Departments in the future.

Site Photographs



View looking South



View looking North towards the property



View Looking North at Property



View looking East



View looking West