

**City of Jonesboro Planning Commission**  
**Staff Report – CU 19-13: 406 Scott Street**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on December 10, 2019*

**REQUEST:** Applicant proposes a Conditional Use to allow a daycare to operate at this location. The property is zoned R-2A.

**APPLICANT OWNER:** Perry Walker, Sr. / Deliverance Family Worship Center  
 406 Scott Street, Jonesboro, AR 72401

**LOCATION:** 406 Scott Street, Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: +/- 1.68 acres  
 Frontage: about 165 ft. along Belt / About 425 ft. along Scott Street  
 Topography: Flat.  
 Existing Development: Existing Church Facility

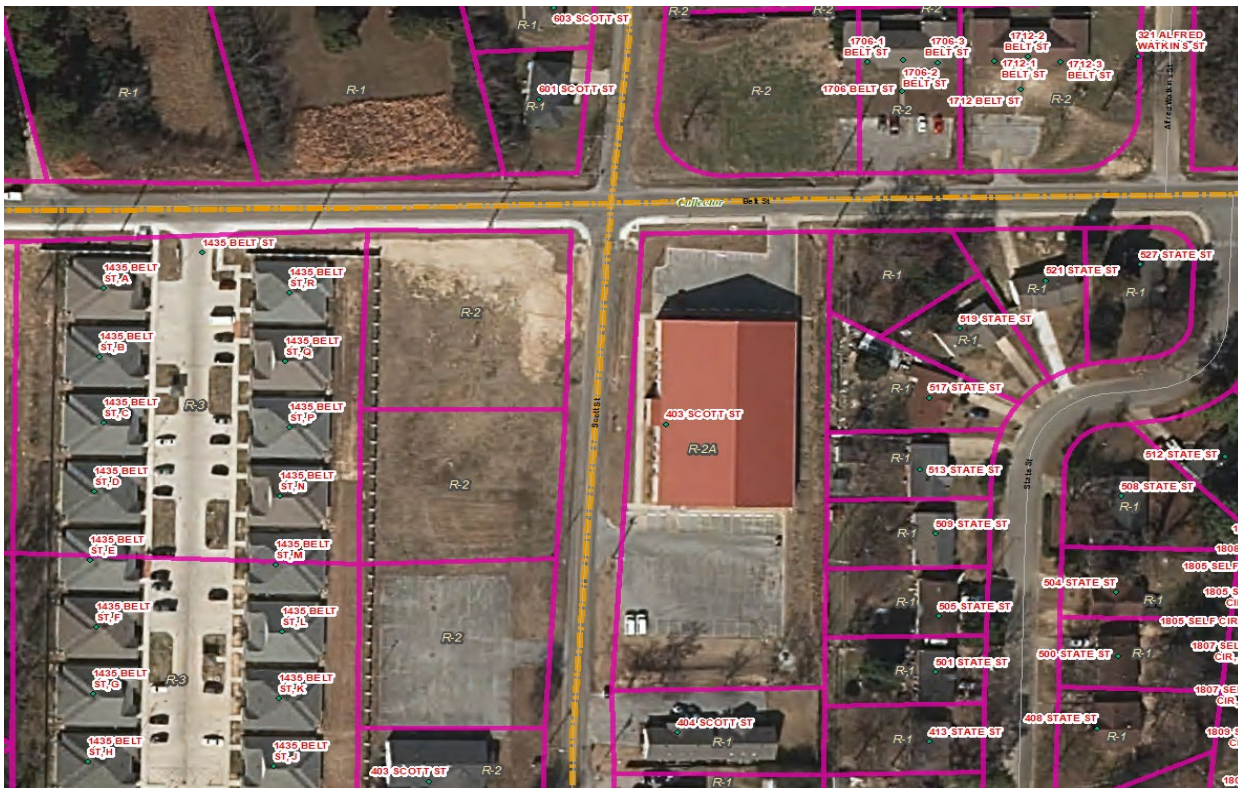
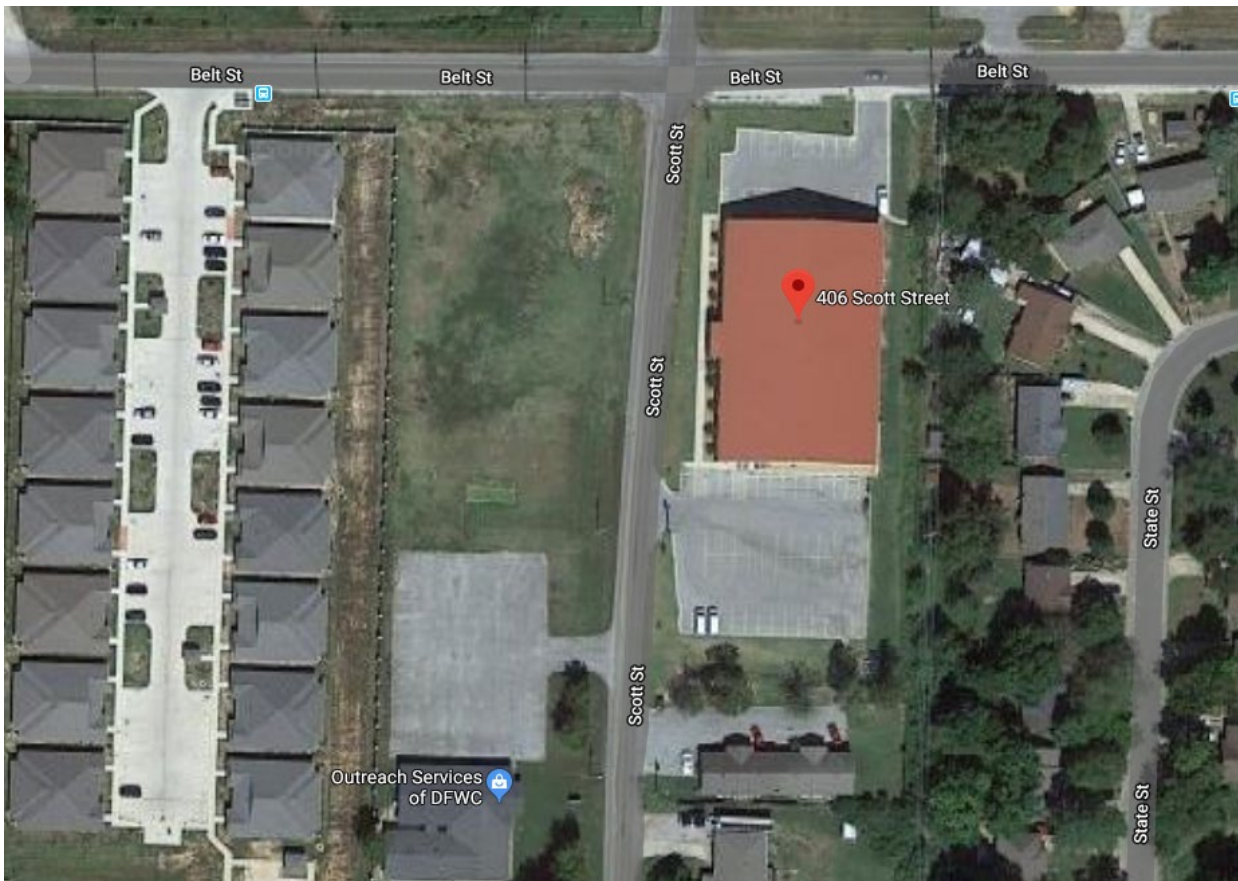
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Multi-Family
South:	R-1	Single Family
East:	R-1	Single Family
West:	R-2	Vacant Lot

**HISTORY:** The existing church structure on the lot had a daycare before.

**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 wants to open the daycare back up in the Deliverance Family Worship Center. This location is zoned R-2A. This zoning requires a Conditional Use approval thru the MAPC.

**Conclusion:**

Staff finds that the requested Conditional Use: Case 19-13 will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

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.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU 19-13 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that a general 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, Engineering and Inspection Departments in the future.



