



PINE BLUFF PLANNING COMMISSION

OCTOBER 26, 2010

4:00 p.m.

Council Chambers

- I. CALL TO ORDER
- II. CONSIDERATION OF MINUTES: September 28, 2010
- III. OLD BUSINESS: None
- IV. NEW BUSINESS:
 1. Use Permitted on Review request to establish an adult day care center at 706 S. Cypress Street in a commercial structure located in an R-3 Residential zone.
- V. COMMITTEE REPORTS
- VI. PLANNING DIRECTOR'S REPORT
- VII. ADMINISTRATIVE MATTERS
- VIII. OPEN DISCUSSION
- IX. ADJOURNMENT

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permitted on Review request to establish an adult day care center at 706 S. Cypress Street in a commercial structure located in an R-3 Residential zone.

APPLICANT: Mommy’s & Daddy’s Adult Day Care, by Maxcine Henderson

ZONING AND LAND USES:

ZONING:	North:	B-1 Neighborhood Commercial	LAND USE:	North:	Vacant Lot/Commercial Building
	South:	R-3 Residential		South:	Boarded Up House
	East:	R-3 Residential		East:	Dilapidated Houses
	West:	R-3 Residential		West:	House, then railroad tracks

REVIEW COMMENTS

- The applicant desires to operate an adult day care center in an existing commercial building located in a residential zone. The subject site is located on the southwest corner of W. 7th Avenue and Cypress Street, and faces Cypress. The building is 82 feet wide and 50 feet deep.
- Land uses in the immediate area are single family homes, dilapidated housing, and commercial uses at 6th Avenue and Cypress Street. Since this is an existing building and many of the land uses in the neighborhood are commercial or are dilapidated housing, it does not appear that the proposed use would be detrimental to the neighborhood.
- Cypress Street in the area is a wide, two lane street with curb and sidewalks. The subject site is located one block from 6th Avenue, a major street in an older commercial area of the City, and it is also located one block from 8th Avenue, which is also a good transportation segment that serves this part of the City
- The subject site contains an existing paved parking lot that appears large enough for about 16 vehicles. Two drives enter the parking lot from Cypress Street, and there is also a driveway behind the building where you can access the lot from 7th Avenue, although this driveway requires maintenance. This driveway is not likely to be used often. While there are no regulations for adult day care facilities, child day care centers require one parking space per employee and two additional spaces for drop-off/pick-up. In comparing this property to the adult day care center at E. 6th Avenue and Ohio Street, which is a building that is larger than the subject site with less parking available, it appears that the existing parking on the subject site is sufficient for the proposed use.

RECOMMENDATION

The Planning Staff recommends approval of the UPOR request subject to cleaning the parking lot and striping the parking spaces.