

November 13, 2025

ITEM NO.: 5

FILE NO.: Z-9600-A

NAME: Jackson Daycare – Conditional Use Permit

LOCATION: 6824 Fairfield Drive

OWNER:

Angela Jackson (Owner)
6824 Fairfield Drive
Little Rock, AR 72209

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: .33 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 15

CENSUS TRACT: 41.06

CURRENT ZONING: R-2

BACKGROUND:

On August 12, 2021 the Planning Commission approved a special use permit to allow a daycare family home at 6824 Fairfield Drive. The daycare family home is currently in operation.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow for the expansion of an existing in-home daycare within the .33-acre lot located at 6824 Fairfield Drive.

B. EXISTING CONDITIONS:

The proposed lot is on the corner of Dailey Drive and Fairfield Drive and consists of an existing 910 square foot, one-story, brick and siding, single-family home that is being used as an in-home daycare. The home contains a carport with a one-car wide driveway. To the west is a gravel area where additional parking is allowed as per the approved special use permit. There is a sign advertising for the daycare in

front of the property. The home's backyard is completely fenced in. The property is in R-2 zoning. The Future Land Use is Residential Low-Density, "RL".

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Currently you have people driving over the curb on Dailey Dr., you shall apply for a driveway permit and provide a sketch plan for staff to review and approve. Once this is approved you shall have your inspections performed per code and specifications.
2. Handicap parking cannot be on gravel you will have to have an improved surface and show stall, accessible aisle, and path to the home to get in. This shall be Van accessible stall since it is one stall only.

ENGINEERING COMMENTS (PUBLIC WORKS): No Comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

All projects submitted for approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements issued by the Little Rock Fire Marshal's Office. Full Plan Review

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

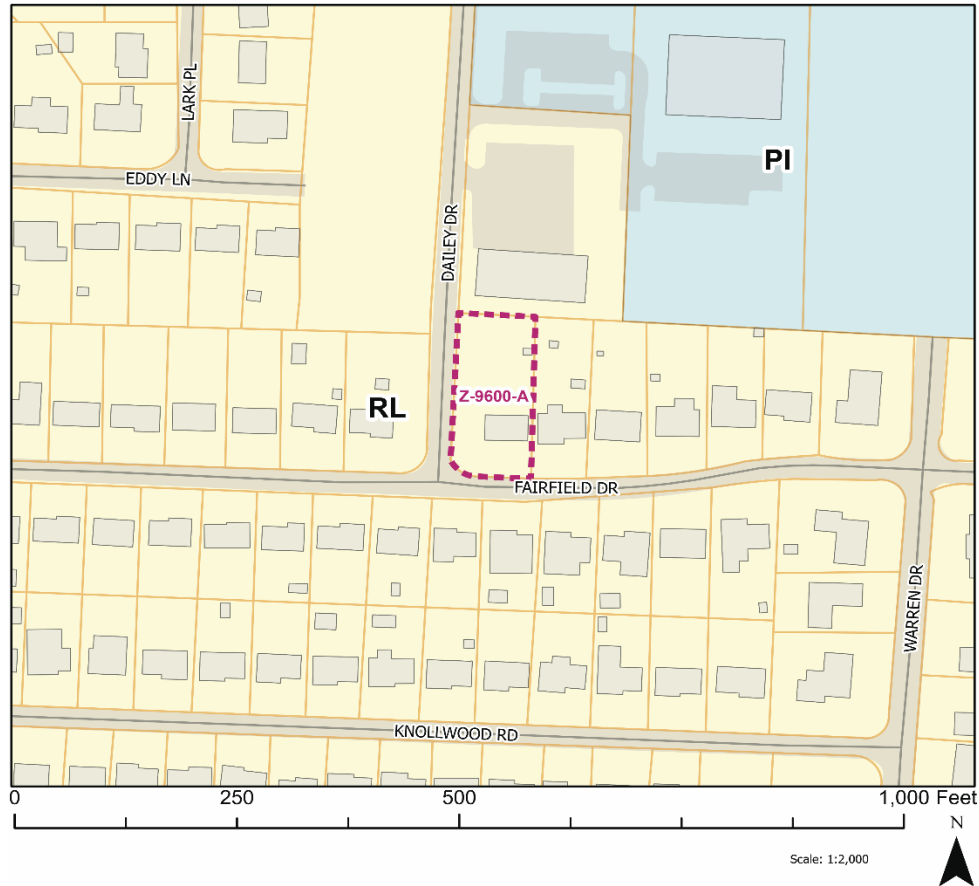
Rock Region Metro: No comments Received.

Planning Division:

Land Use Plan:

The request is in Planning District 15, the Geyer Springs West Planning District. The development principles of this district seek to minimize potential negative impacts between industrial and residential uses, and to improve traffic circulation. The Land Use Plan shows RL for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a CUP for a daycare.

Future Land Use Plan for Z-9600-A



The application is surrounded by Residential Low (RL) density use characterized by single-family homes in an established area of the city. To the northeast is an area of Public/Institutional (PI) use for public and quasi-public facilities that provide a variety of services to the community characterized by a post office, police substation, the Southwest Community Center and Dee Brown Library. In March of 2024, the Planning Commission approved the development of a Family Peace Center to the northeast of the property which is now under construction.

This site is not located in an Overlay District.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests a conditional use permit to allow for the expansion of an existing in-home daycare within the .33-acre lot located at 6824 Fairfield Drive. The conditional use permit would allow for conversion of the daycare family home to a daycare center (expanding from 10 to 16 children).

The proposed lot is on the corner of Dailey Drive and Fairfield Drive and consists of an existing 910 square foot, one-story, brick and siding, single-family home that is being used as an in-home daycare. The home contains a carport with a one-car wide driveway. To the west is a gravel area where additional parking is allowed as per the approved special use permit. There is a sign advertising for the daycare in front of the property. The home's backyard is completely fenced in. The property is in R-2 zoning. The Future Land Use is Residential Low-Density, "RL".

The daycare resides in a predominately residential neighborhood. Directly north of the proposed property on Dailey Drive is a warehouse and an Arkansas Children's Community Clinic. To the south, west and east of the property are single-family residential homes.

No additional lighting is being proposed for the site.

Access to the home is provided from a drive located off of Fairfield Drive. Drop-off and pick-up of children must take place on the driveway. There is a one-car carport being used for additional parking as well as a gravel lot to the west used for parking that allows an additional 6 parking spaces. Handicapped parking will be provided in this overflow space as well. This area must be improved as per the Engineering comments in paragraph D.

The daycare will have a maximum of 16 children at any given time and 3 caregivers at all times. Hours of operation are Monday through Friday from 7:00 am until 5:30 pm.

A portion of the backyard will be utilized as a playground. The backyard will be

completely fenced in.

There is an existing sign in the front yard area. The existing sign must be removed, as it does not conform with residential sign requirements. Any signage must comply with Section 36-551 of the code (signs allowed residential one-and-two family zones).

Staff is not supportive of the requested conditional use permit to allow the daycare family home to be converted to a daycare center. Staff does not believe that the increase in intensity of the daycare use is appropriate at this location. A small parking lot will need to be constructed on the site to accommodate handicap parking and parking for employees. Staff believes that development of a parking lot will disrupt the residential character of the property, which the special use permit currently maintains. Staff believes it's most appropriate to allow the continued use of the property as a daycare facility home only.

STAFF RECOMMENDATION:

Staff recommends denial of the requested conditional use permit.