

# **City of Scottsbluff, Nebraska**

**Monday, September 12, 2016**

**Regular Meeting**

## **Item NewBiz2**

### **Special Use Permit Daycare in R-4 Zone**

*Special Use Permit: Child Care Center*

*Applicant: Virginia Hilbers*

*Owner: Virginia Hilbers*

*Location: 317 W 40th Street*

**Staff Contact: Annie Folck**



# SCOTTSBLUFF PLANNING COMMISSION Staff Report

<b>To:</b>	Planning Commission	<b>Zoning:</b>	R-4
<b>From:</b>	Development Services Department	<b>Property Size:</b>	N/A
<b>Date:</b>	September 12, 2016	<b># Lots/Units:</b>	2
<b>Subject:</b>	Special Use Permit Request – Virginia Hilbers		
<b>Location:</b>	317 West 40 <sup>th</sup> Street		

**Background:** The applicant(s), Virginia Hilbers is requesting a special use permit to allow for a Daycare Center in an R-4 multi-family residential zoning district. The property is on the north side of 40<sup>th</sup> Street between Avenue B and Avenue D, and operating as Crossroads Corner Pre-school.

Daycare Centers are listed under special permits uses in the R-4 heavy density multiple family residential zoning district with approval from the Planning Commission. The Fire Prevention Officer has inspected the business and made a positive recommendation of the Daycare, he also advised Ms. Hilbers that even though the business has been operating as a daycare for a few years it did need a special use permit as the facility has over twelve children and the facility does not meet the requirements of a home daycare.

This property is licensed as a Daycare and has been used for Daycare since 2004. The Daycare is licensed for 67 children.

**Analysis:** The property is located in an R-4 – Heavy Density Multiple Family Residential zoning district. The applicant has submitted all the necessary paper work for the special use permit; we have had no complaints about the daycare occupying this building on 40<sup>th</sup> Street.

The surrounding properties to the north, south, west, and east are all zoned R-4 – Heavy Density Multiple Family Residential.

## RECOMMENDATION

### **Approve**

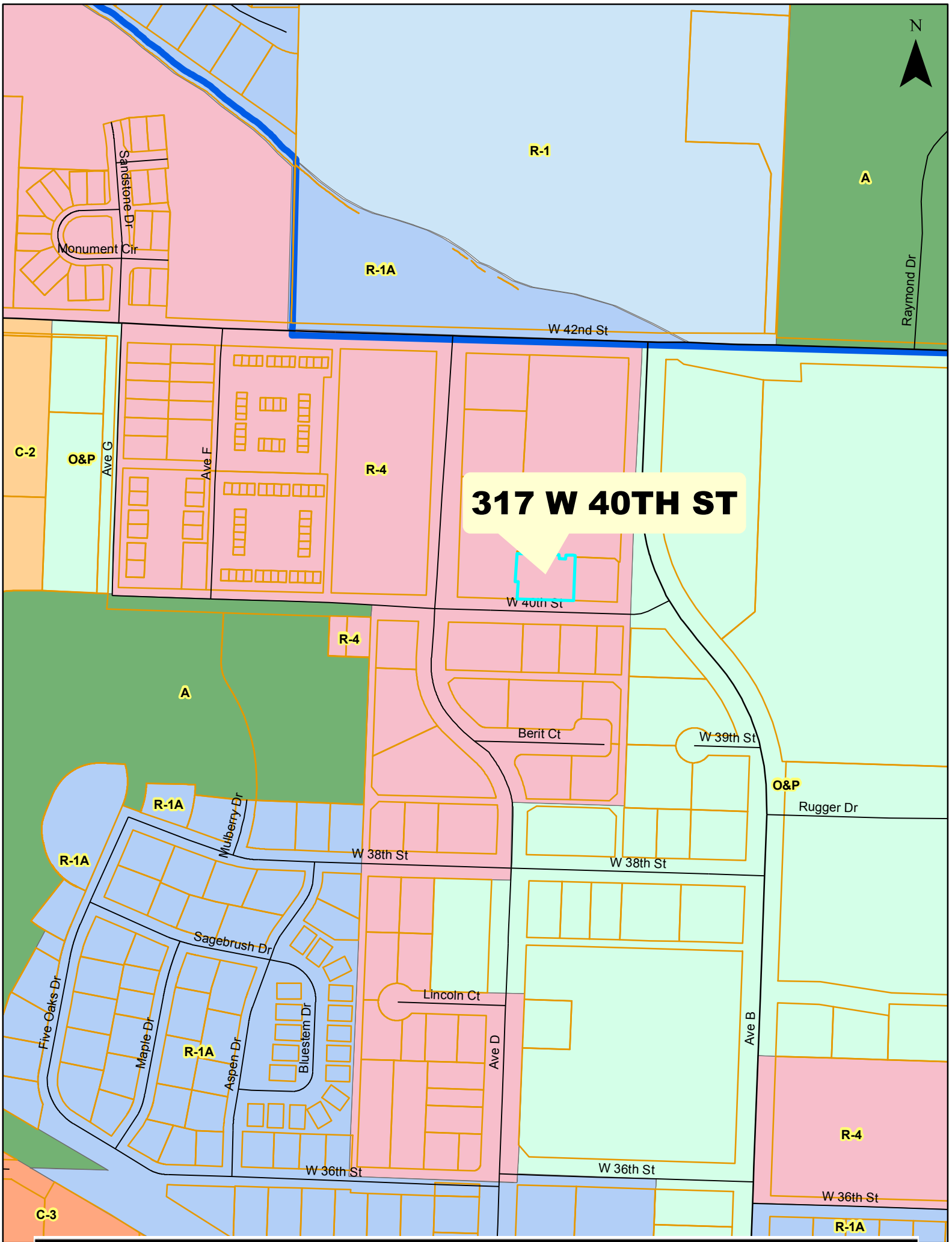
**Make a motion to approve the special use permit to allow for a Daycare Center at 317 W 40<sup>th</sup> Street in a R-4 Heavy Density Multiple Family Residential zoning district to Virginia Hilbers subject to the following condition(s):**

### **Deny**

**Make a motion to disapprove the special use permit for a Daycare Center at 317 W 40<sup>th</sup> Street in a R-4 Heavy Density Multiple Family Residential zoning district to Virginia Hilbers for the following reason(s):**

### **Table**

**Make a motion to TABLE the special use permit request for a Daycare Center at 317 W 40<sup>th</sup> Street in a R-4 Heavy Density Multiple Family Residential zoning district to Virginia Hilbers for the following reason(s):**



**317 W 40TH ST**