

City of Scottsbluff, Nebraska

Monday, May 8, 2017

Regular Meeting

Item NewBiz4

**Special Use Permit 24-hour daycare in an R-1a zone, located at
1717 12th Ave**

Staff Contact:



*SCOTTSBLUFF
PLANNING COMMISSION
Staff Report*

To: Planning Commission
From: Development Services Department
Date: May 8, 2017
Subject: Special Use Permit Request – Ashley Hill Frederick,
Amber Swanson Daycare
Location: 1717 12th Ave.

Zoning: R-1a
Property Size: 9250 sq ft
Lots/Units: 1

Background: The applicant(s), Ashley Hill-Frederick and Amber Swanson, are requesting a special use permit to allow for a 24-hour home daycare in an R-1a Single Family Zone. The property is located at 1717 12th Ave, Scottsbluff, Ne.

24-hour daycares are listed under special permits uses in the R-1a Single Family zoning district with approval from the Planning Commission.

Analysis: The property is located in an R-1a Single Family zoning district. The applicant has submitted all the necessary paper work for the special use permit. The surrounding properties are all zoned R-1a (see attached map). Increased traffic in the neighborhood should be minimal. Other potential effects on nearby residences include parking and increased activity during all hours of the day and night.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a 24-hour daycare at 1717 12th Ave. in a R-1a Single Family zoning district to Ashley Hill-Frederick and Amber Swanson subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit to allow for a 24-hour daycare at 1717 12th Ave in a R-1a Single Family zoning district to Ashley Hill-Frederick and Amber Swanson for the following reason(s):

Table

Make a motion to TABLE the special use permit request for a special use permit to allow for a 24-hour daycare at 1717 12th Ave in a R-1a Single Family zoning district to Ashley Hill-Frederick and Amber Swanson for the following reason(s):

