

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

December 2, 2024

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-10-24-2223) Special Exception Use request to allow for a Daycare, Type III, at 2913 Reese Road.

Brandon Isome has submitted an application for the Special Exception Use cited above. The property is located in a Single Family Residential – 2 (SFR2) zoning district. The site for the proposed Daycare Type III located at 2913 Reese Road. The purpose of the Special Exception Use is to allow for the operation of a Daycare Type III located within the Single Family Residential – 2 (SFR2) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Reese Road will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Single Family Residential – 2 (SFR2). Noise, light, flare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings

or other structures on neighboring properties?

The church and daycare facility are existing buildings.

Council District: District 1 (Hickey)

Fifty-Five (55) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

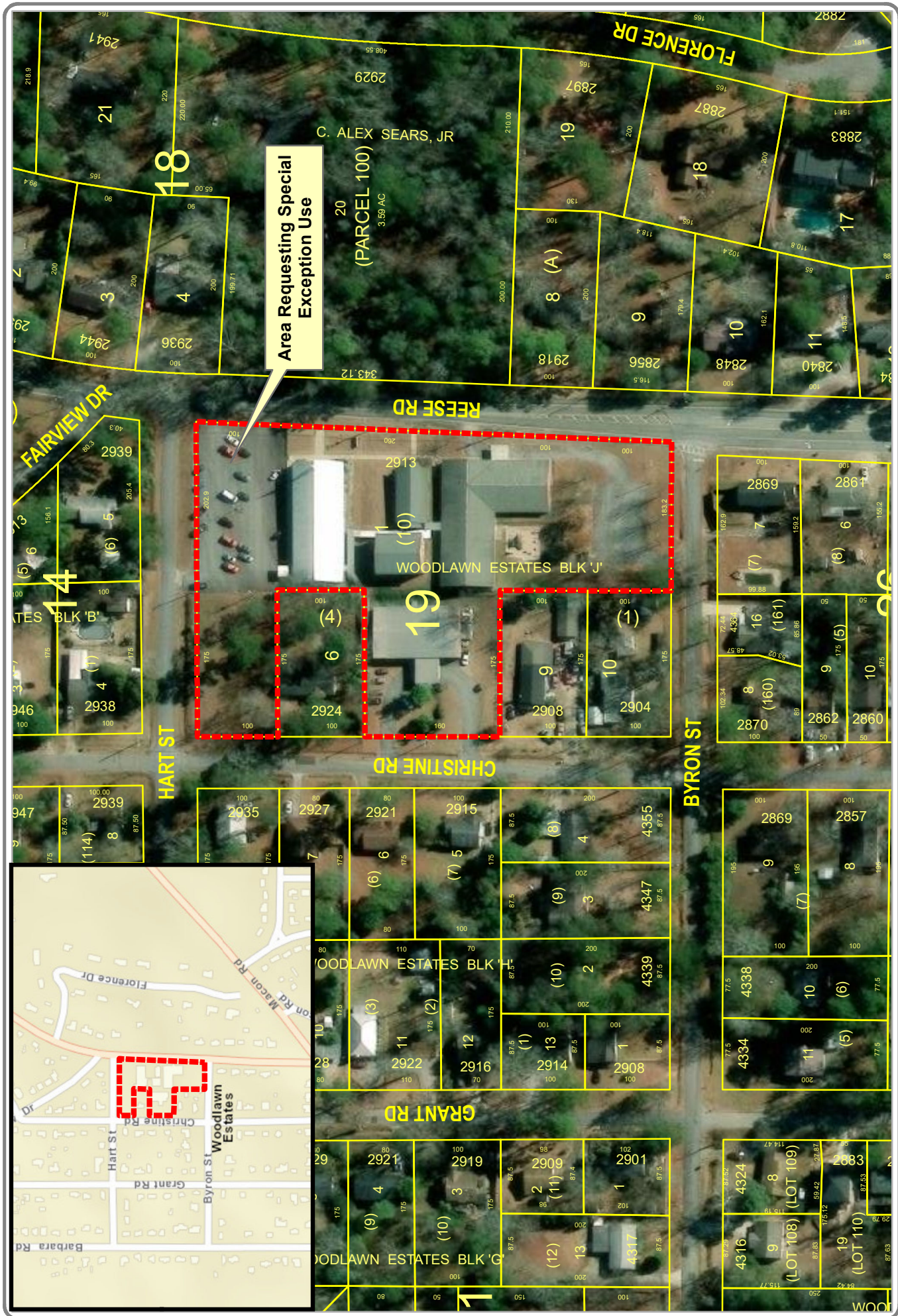
Additional Information: N/A

Respectfully,

Will Johnson
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



Area Requesting Special Exception Use

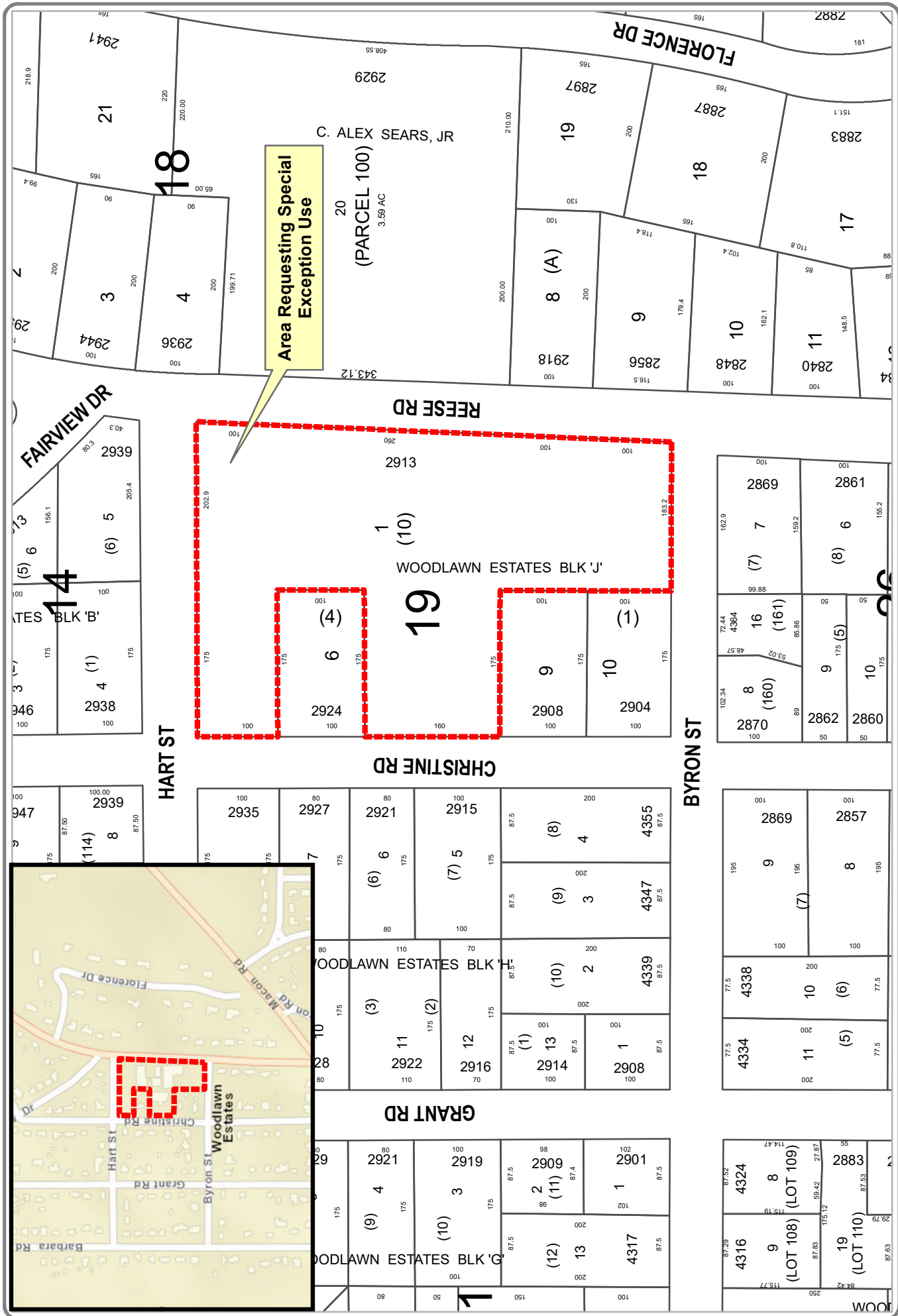


0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

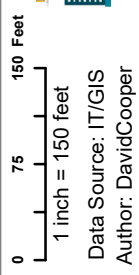
Aerial Map for EXCP 09-24-2023
Map 085 Block 019 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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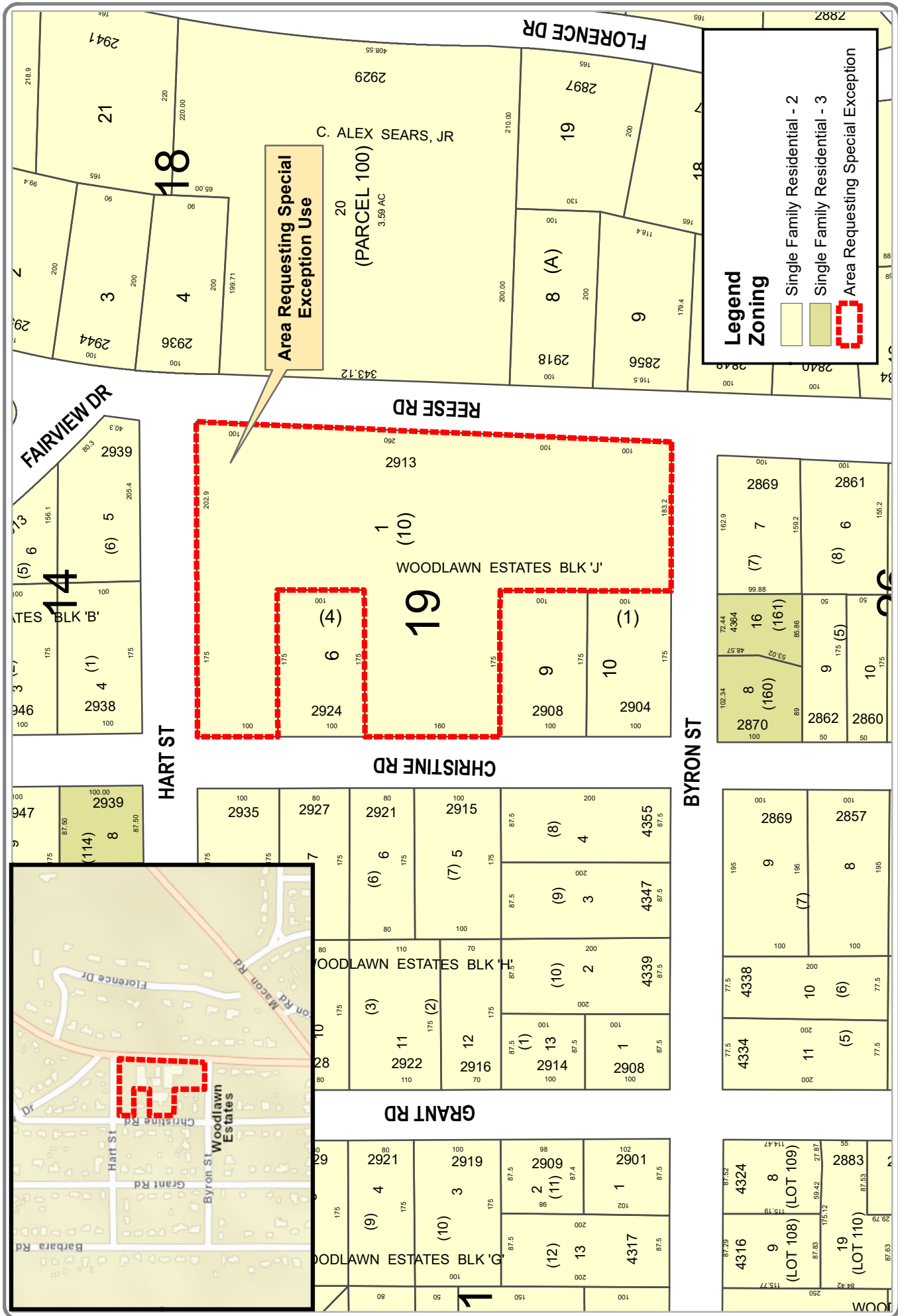
Area Requesting Special Exception Use



Location Map for EXCP 09-24-2023
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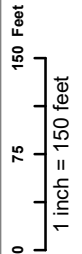




Area Requesting Special Exception Use

Legend Zoning

- Single Family Residential - 2
- Single Family Residential - 3
- Area Requesting Special Exception

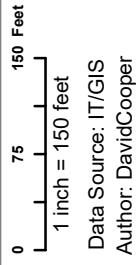
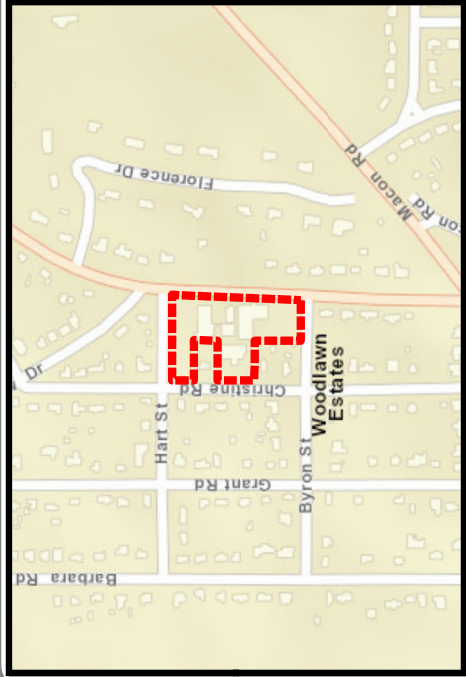
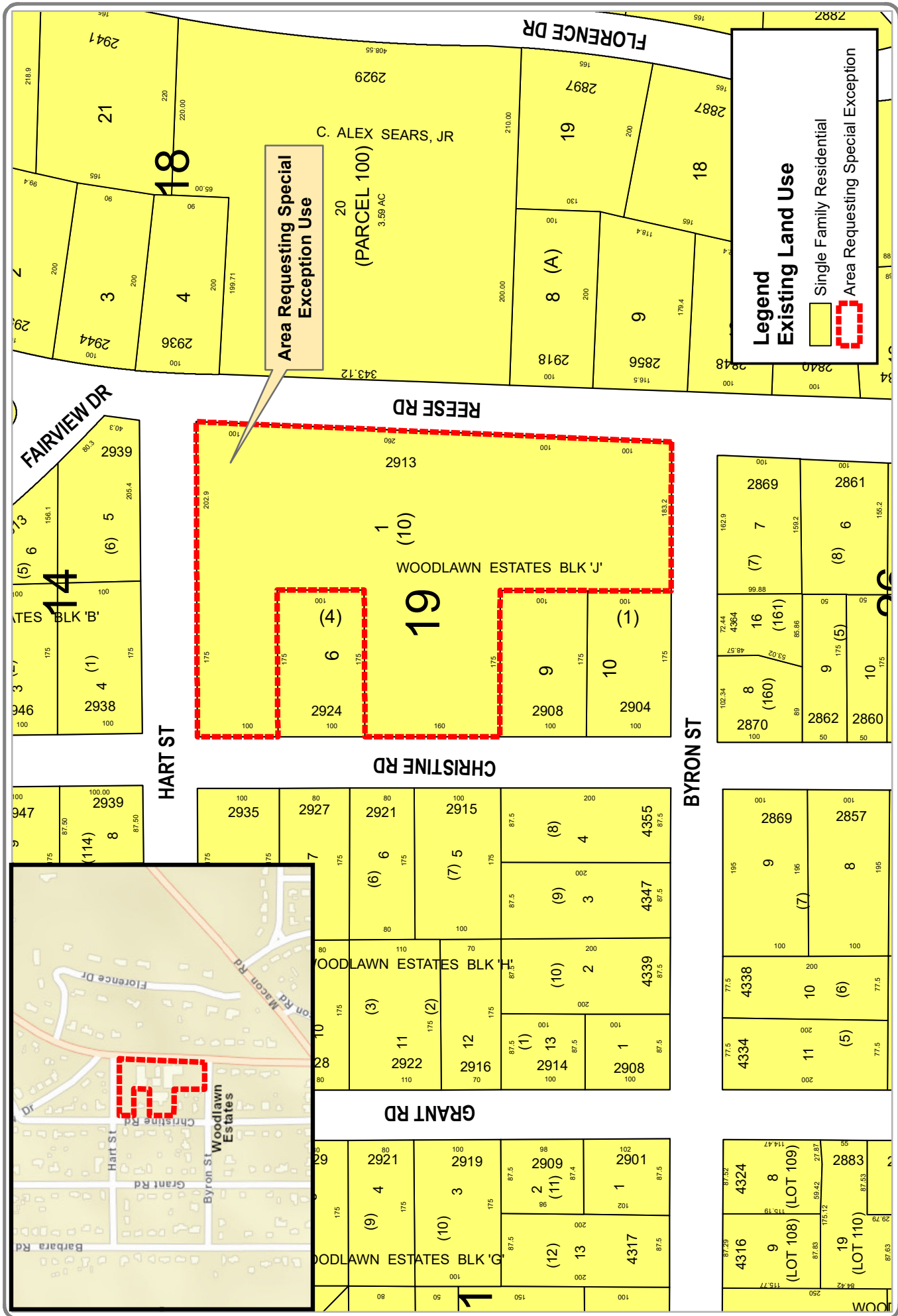


Data Source: IT/GIS
 Author: DavidCooper

Zoning Map for EXCP 09-24-2023
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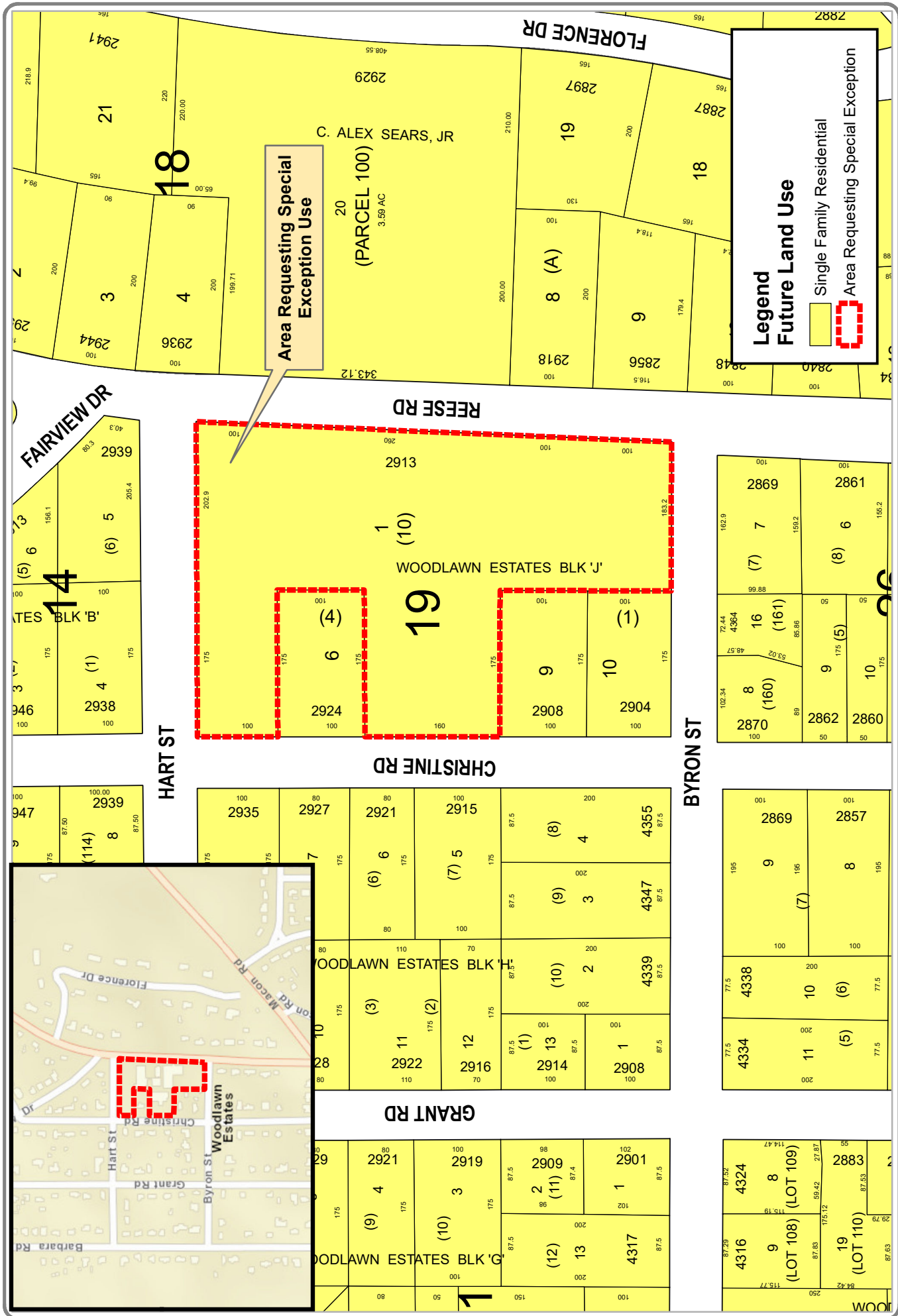




Existing Land Use Map for EXCP 09-24-2023
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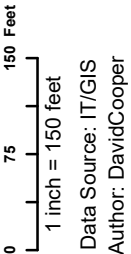




Legend
Future Land Use

- Single Family Residential
- Area Requesting Special Exception

Area Requesting Special Exception Use



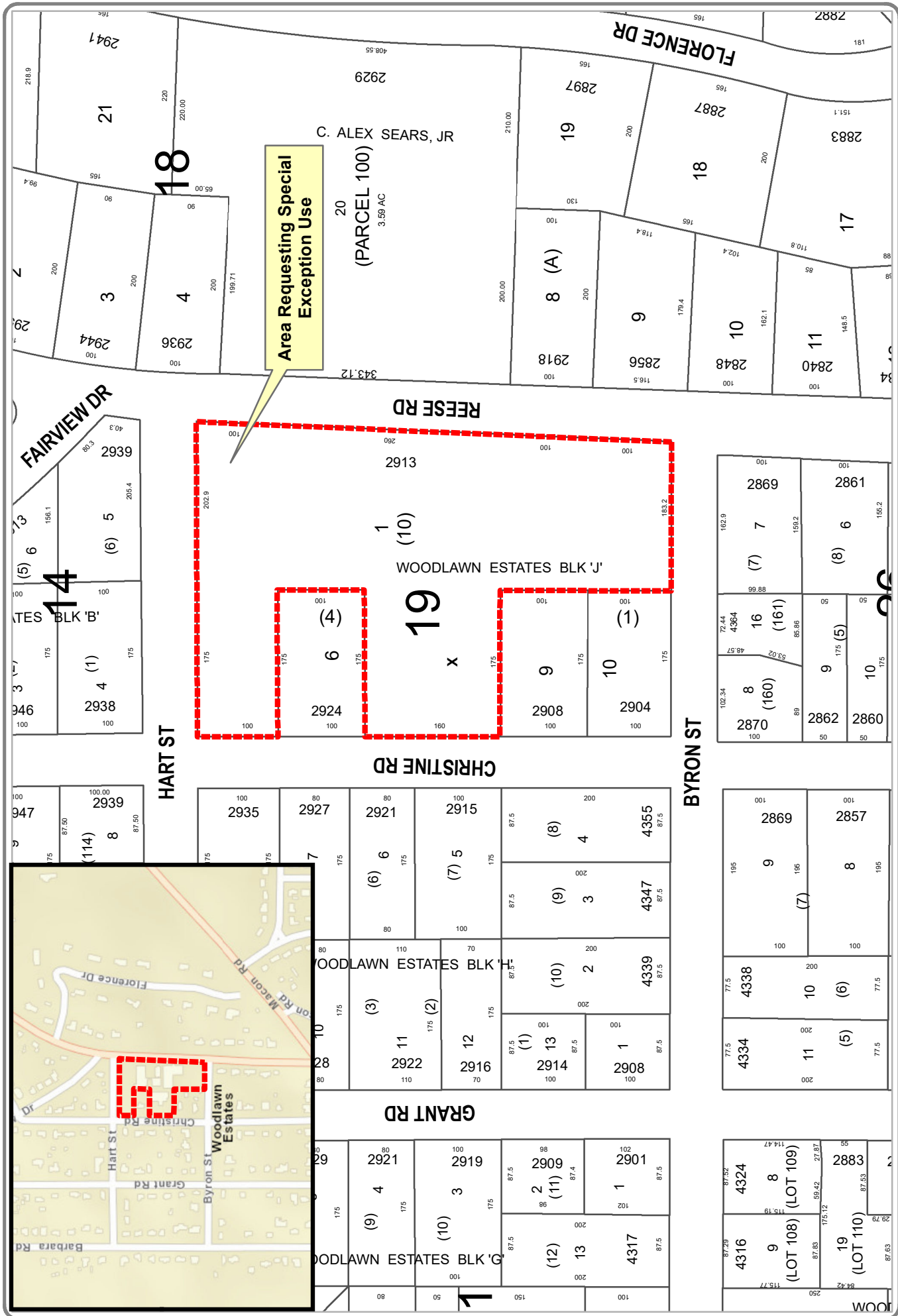
Future Land Use Map for EXCP 09-24-2023
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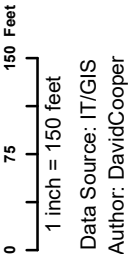
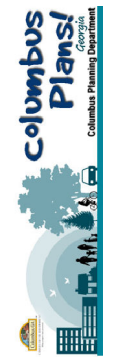


Author: DavidCooper
 Data Source: IT/GIS





Area Requesting Special Exception Use



Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for EXCP 09-24-2023

Map 085 Block 019 Lot 001

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Date: 10/23/2024