



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

April 5, 2023

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-02-23-0217) Special Exception Use request to allow for a Day Care, Type III located at 151 30th Avenue.

Day Care, Type III

Lucretius Stephens has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily) zoning district. The site for the proposed Day Care, Type III is located at 151 30th Avenue. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the RMF1 (Residential Mutlifamily 1) 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?

30th Avenue is a major collector. This 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 RMF1 (Residential Multifamily 1). Noise, light, glare 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?

This structures height, size and location should match the uses found in other RMF1 (Residential Multifamily 1) properties.

Council District: District 7 (Cogle)

Seventy (70) 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 Reponses

Opposition: 0 Responses

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

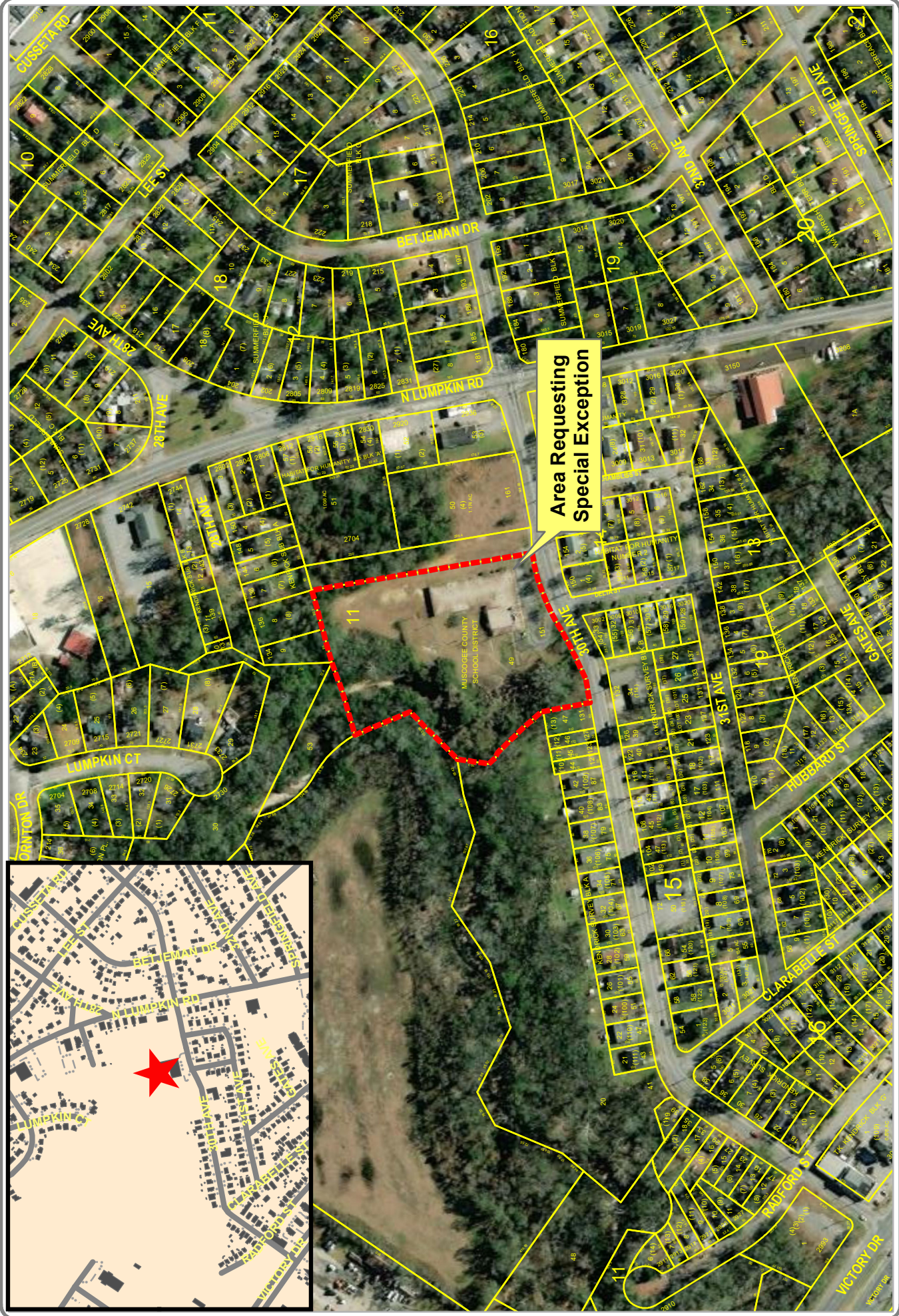
Additional Information: N/A

Respectfully,

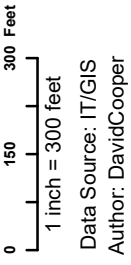
Will Johnson
Planning Department Director

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Site Plan
Traffic Report



**Area Requesting
Special Exception**



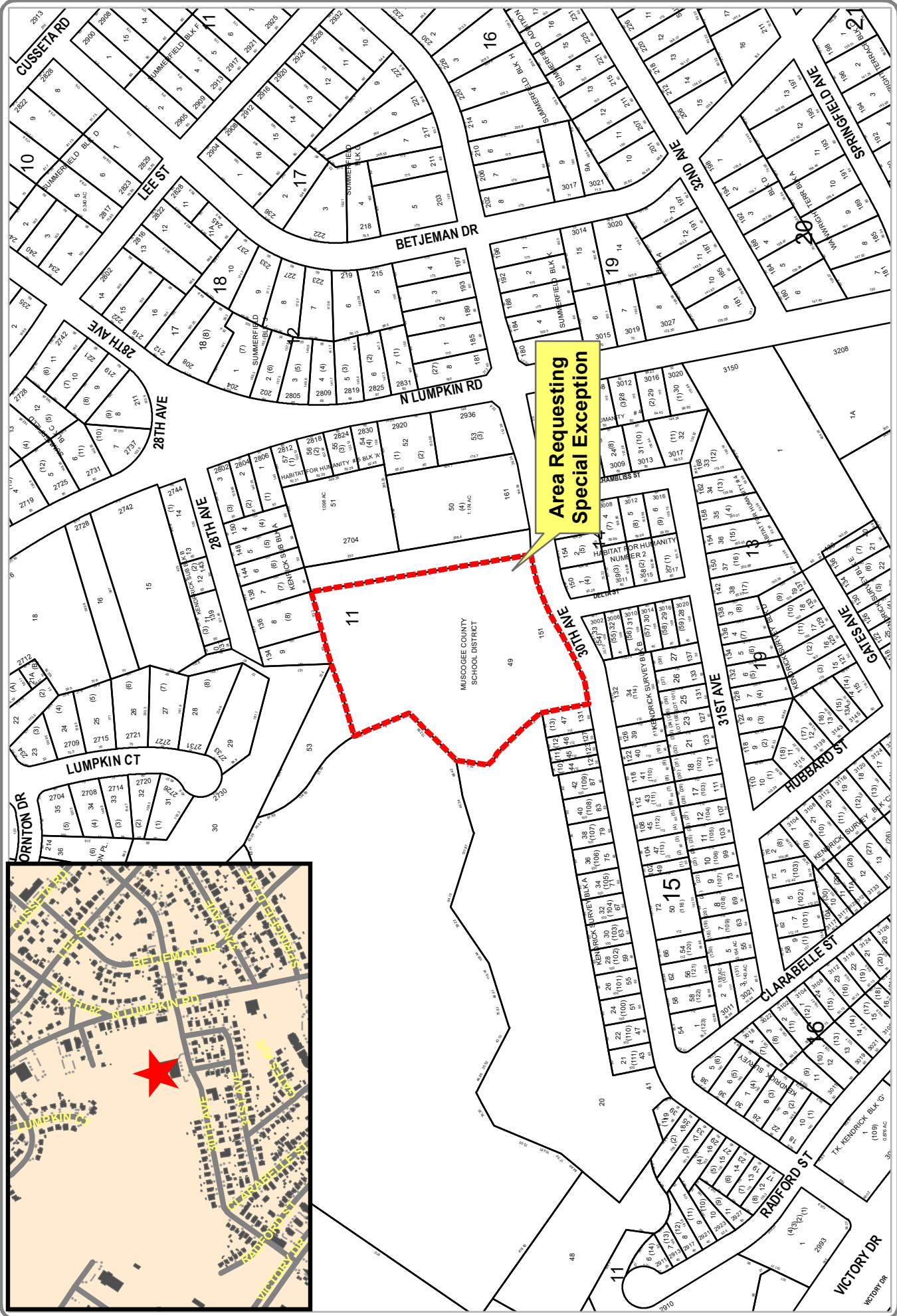
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for EXCP 02-23-0217
Map 042 Block 011 Lot 049
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.



Date: 2/10/2023



Area Requesting Special Exception



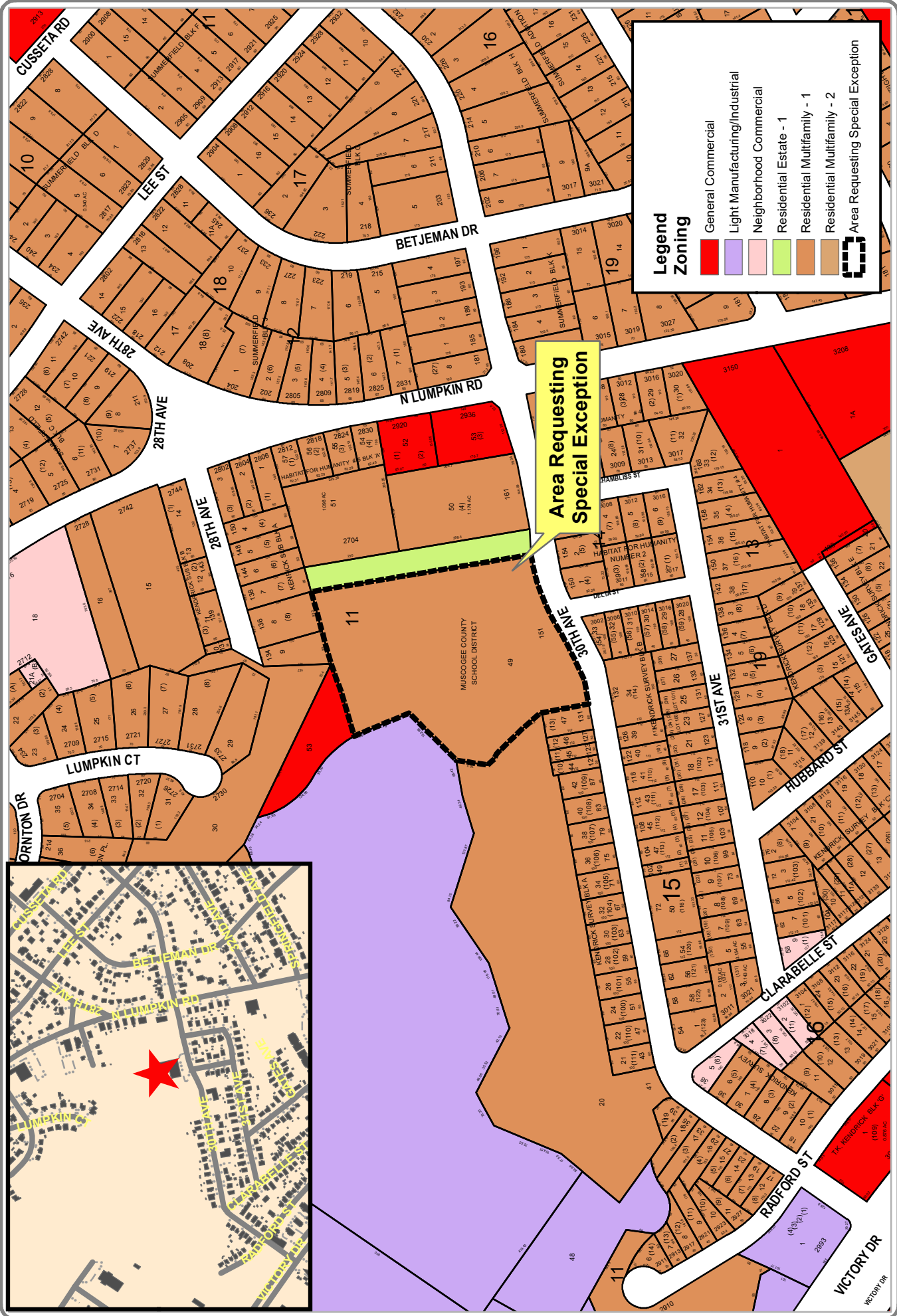
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1 inch = 300 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for EXCP 02-23-0217
Map 042 Block 011 Lot 049
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 2/10/2023



Legend

Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential Estate - 1
- Residential Multifamily - 1
- Residential Multifamily - 2
- Area Requesting Special Exception

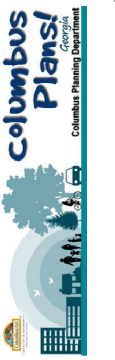
Area Requesting Special Exception

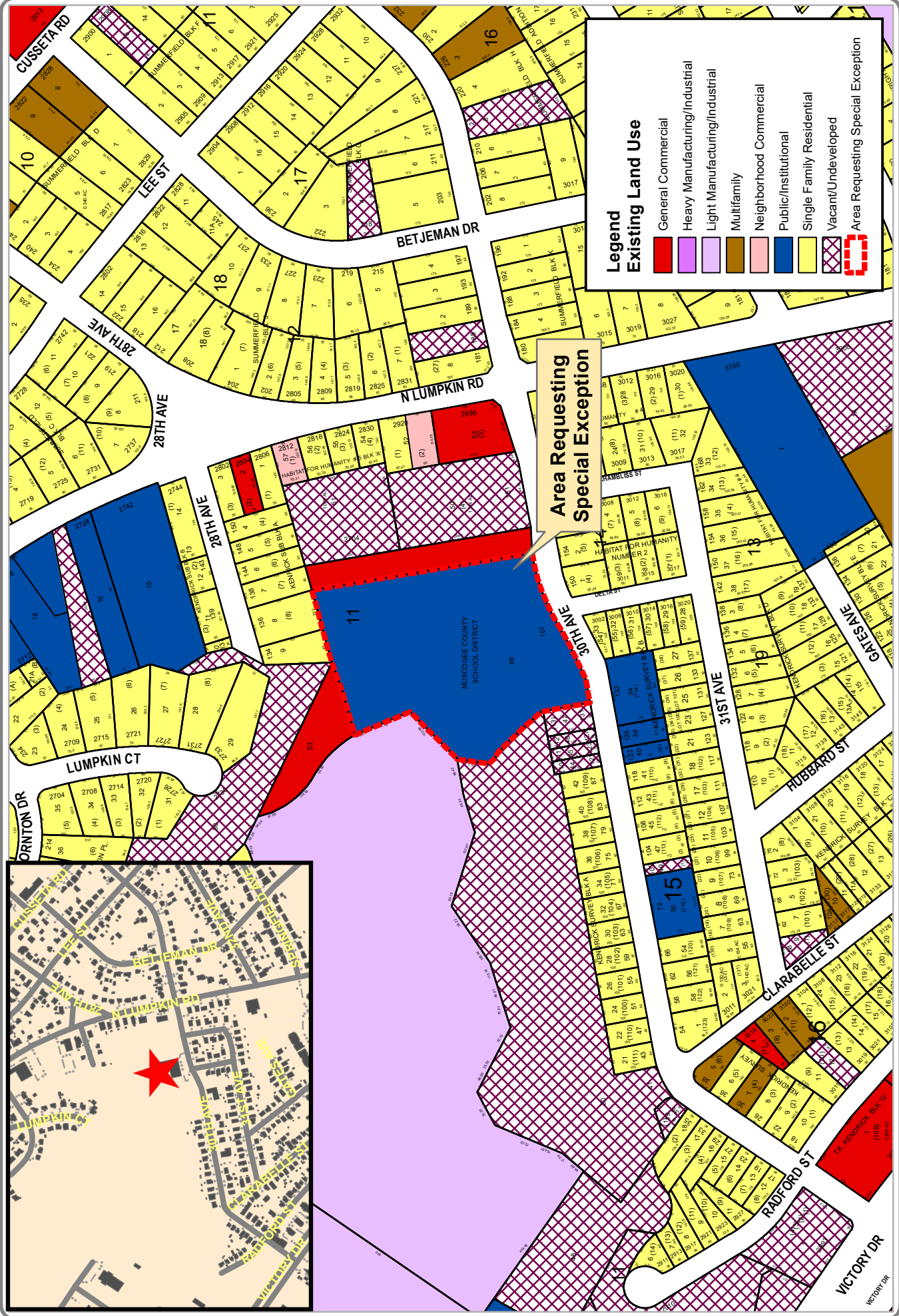
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Zoning Map for EXCP 02-23-0217
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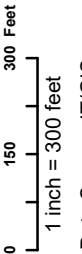




Area Requesting Special Exception

Legend Existing Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area Requesting Special Exception



Future Land Use Map for EXCP 02-23-0217
Map 042 Block 011 Lot 049

Planning Department-Planning Division
Prepared By Planning GIS Tech

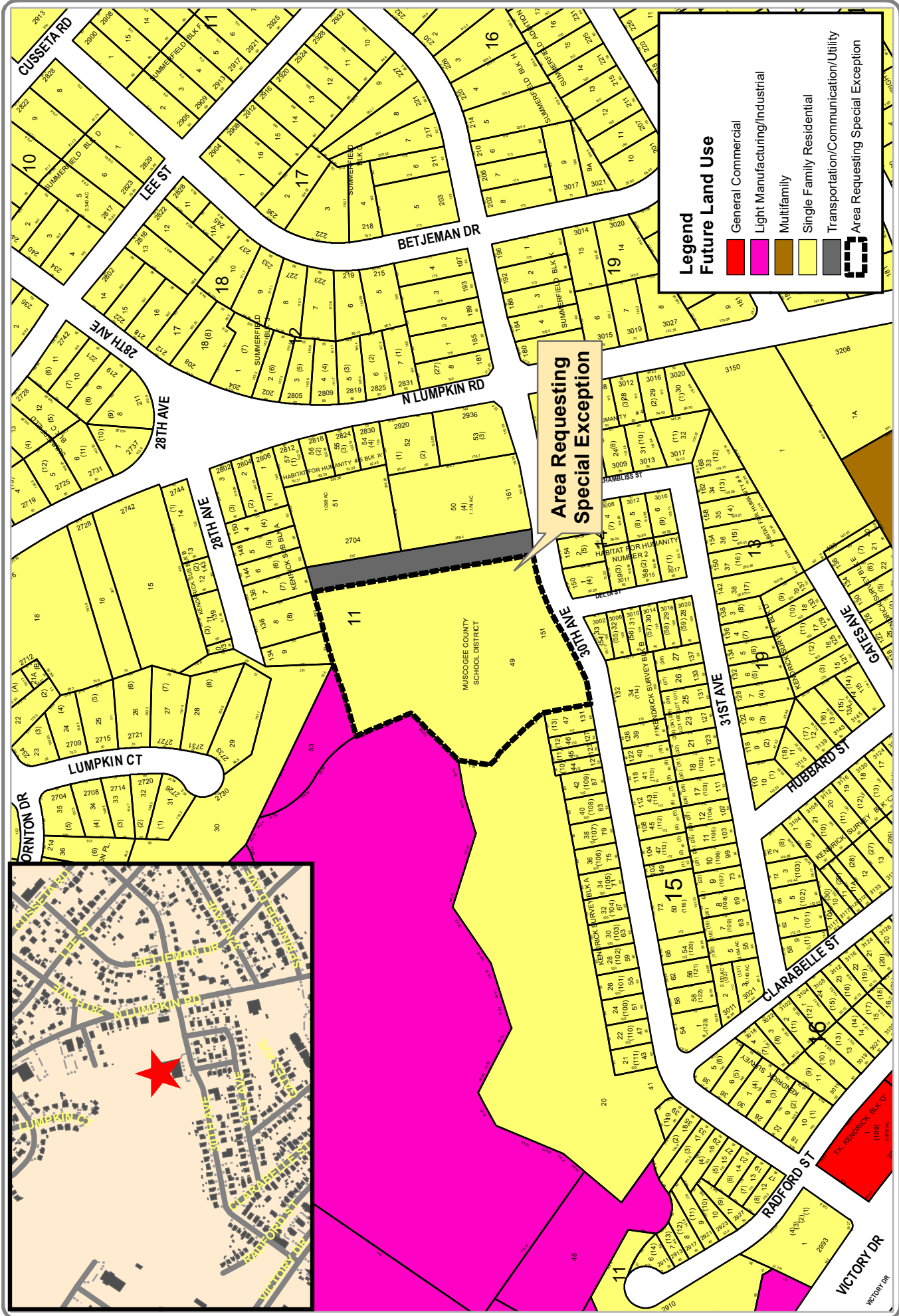
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Data Source: IT/GIS
Author: DavidCooper



Legend
Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Area Requesting Special Exception

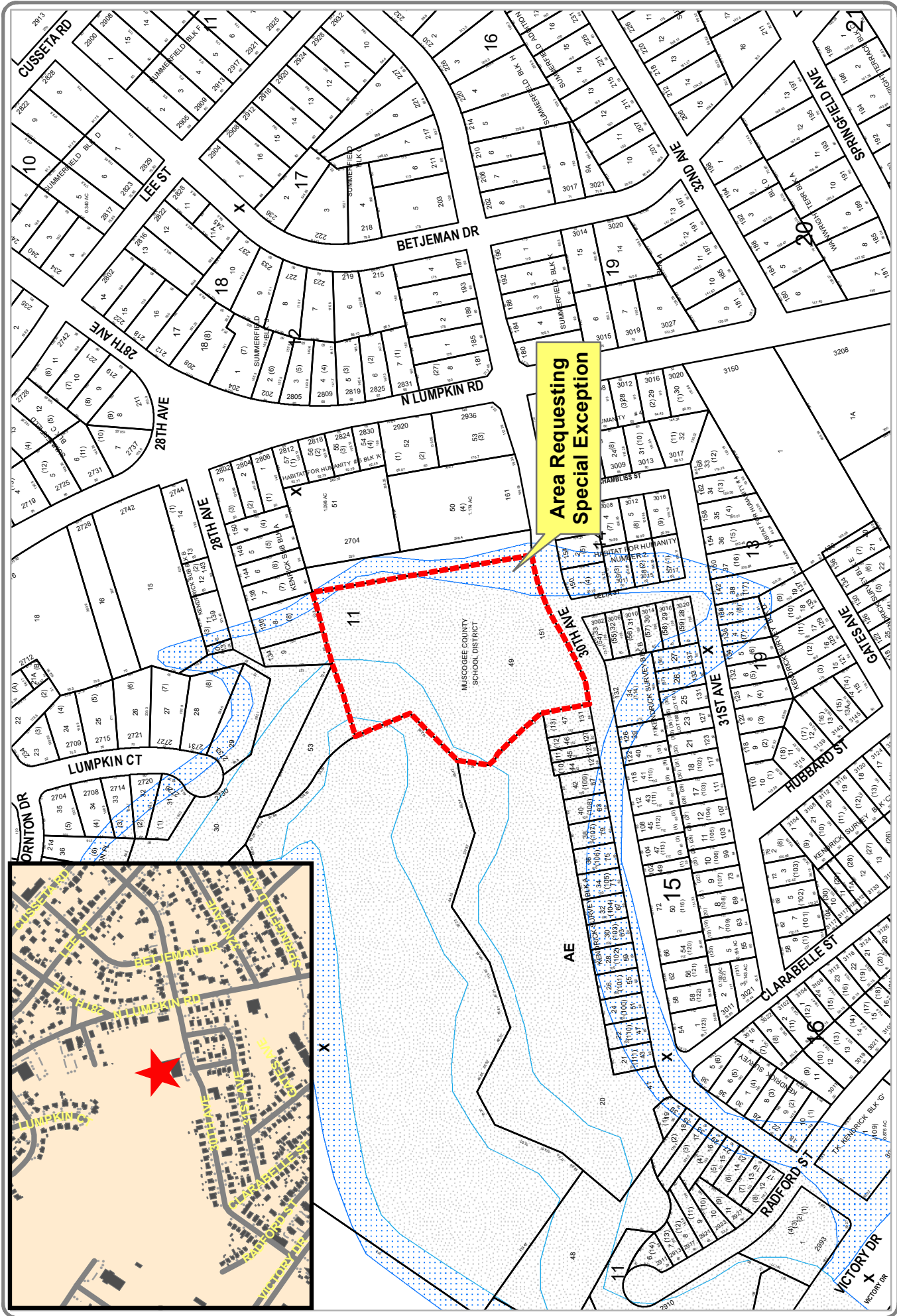
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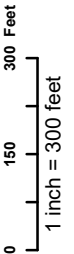
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**Area Requesting
Special Exception**



Data Source: IT/GIS
Author: DavidCooper

Flood Zone Map for EXCP 02-23-0217
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. EXCP 02-23-0217
PROJECT 151 30th Avenue
CLIENT
REZONING REQUEST RMF1 to RMF1 (Special Exception Use)

LAND USE

Trip Generation Land Use Code* 210 & 565
 Existing Land Use Residential-Multi-Family 1 (RMF1)
 Proposed Land Use Residential-Multi-Family 1 (RMF1) - Special Exception Use
 Existing Trip Rate Unit RMF1 - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF1 - Acreage converted to square footage. (Special Exception Use)

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	RMF1	4.80 Acres	9.43	329
Total					329
Daily (Proposed Zoning)					
Day Care Center	565	RMF1	4.80 Acres	11.73	205 AM Peak
				11.82	206 PM Peak
Total					411

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF1)

Name of Street	30th Avenue
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	4,210
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	329
Total Projected Traffic (2021)	4,539
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RMF1 - Special Exception Use)

Name of Street	30th Avenue
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	4,210
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	411
Total Projected Traffic (2021)	4,621
Projected Level of Service (LOS)**	B

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1 - General Highway Capacities by Facility Type)*