



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Council Discussion to approve Case # CUP-2025-03- Conditional Use Permit for 4959 and 4965 West St. to establish a childcare center within the Single-Family Residential District (RS).

Submitted By: SaVaughn Irons-Kumassah, Principal Planner, Planning & Community Development Department

Date Submitted: August 11, 2025

Work Session Date: August 18, 2025

Council Meeting Date: August 18, 2025

Background/History:

The applicant is requesting approval for a Conditional Use Permit (CUP) to establish a childcare center within the Single-Family Residential District (RS) in Ward 2. In accordance with Sec. 8-8-28 – Single-Family Residential District (RS), pre-k facilities and daycare centers are permitted only through the issuance of a Conditional Use Permit.

On July 17, 2025, the Planning Commission voted to approve the Conditional Use Permit request with the following conditions:

1. If the applicant ceases operating the business at this location, any subsequent operator or the property owner must obtain a new Conditional Use Permit (CUP) prior to commencing operations. Continued use of the property for this business type within the Single-Family Residential (RS) District shall not be permitted without prior approval of a new CUP by the Planning Commission and Mayor & Council.
2. If the applicant ceases operating the business at this location, the property owner is required to adhere to section 8-8-90. - Parking standards (1) *Driving surfaces*. All parking areas, including parking spaces, interior drives, and ingress/egress into parking areas must be paved with asphalt or concrete. All parking areas shall be clearly painted to show each parking space.

The proposed location has previously been granted a Conditional Use Permit to operate a daycare center. However, due to the lack of a consistent business use at this address, the ordinance requires any new applicant to reapply for a Conditional Use Permit.

On August 4, 2025, Mayor and Council voted to table this item to allow Council Members additional time to visit and assess the site in person, with particular attention to the current condition of the property and its parking lot needs and requirements. If the Mayor and Council approve the Conditional Use Permit request, the applicant will proceed with plans to establish a childcare facility for children aged 6 weeks to 12 years.

Cost: N/A

Budgeted for: _____ **Yes** _____ **No** _____

Financial Impact:

Action Requested from Council: To approve case # CUP-2025-03