



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: July 28, 2025

Work Session Date: August 04, 2025

Council Meeting Date: August 04, 2025

Background/History:

The applicant is requesting approval for a Conditional use permit to establish a childcare center within the Single-Family Residential District (RS) in Ward 2. Per Sec 8-8-28. - Single family residential district (RS), Pre-k facilities and daycare centers require a conditional use permit to operate within the Single-Family Residential District. On July 17, 2025, The Planning Commission voted to approve the Conditional Use Permit Request with conditions. The conditions are as follows:

1. If the applicant ceases to operate 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 been granted a conditional use permit in the past to operate a daycare center, but due to there not being a consistent business use at this location, the ordinance requires that any new applicant reapply for a Conditional Use Permit. If the Mayor and Council approve the Conditional Use Permit Request, the applicant will move forward with her business plans to establish a childcare facility for children aged 6 weeks of age to 12 years of age.

Cost: N/A

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

Financial Impact:

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