

## Project Facts

### Applicant

Cindy Lu Hunt

### Property Owner

Joseph & Cindy Hunt

### Address

104 Daisy Street

### Property ID

106-24-0-20-05-010.00

### Zoning

R-2 (Single-Unit Residential District)

### Future Land Use

Single-Family Residential

### Land

10,289 SF (0.2 acres)

### Building

Existing: Single-family home &  
Outbuilding

Proposed: N/A

### Requested Approvals

Conditional Use Permit



## Project Summary

### Summary

The Applicant is requesting the approval of a Day Care – In home, Major, as classified by Article 4 of the Lansing UDO. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Single-Family Residential. An In Home Day Care is allowed with a Conditional Use Permit as per **UDO Article 4.03 Permitted Uses**. The Applicant is licensed through the Kansas Department of Health and Environment (KDHE), license number 0009240, with a maximum capacity of 10 children. The UDO requires a Conditional Use Permit for any in-home day care with more than 6 children.

## Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

## Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Conditional Use Permit request:		
	Met	Not Met
<b>1. Character of the neighborhood</b> <i>Density: Surrounding parcels range in size from 0.2 acres to 0.3 acres in size.</i> <i>The average size of parcel is 0.26 acres in size.</i> <i>The surrounding residential properties average 3.8 Dwelling Units per Acre.</i> <i>Character: The neighborhood consists of Single-family residential uses.</i>	✓	
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: Single-Family Residential</i>  <i>Adjacent Zoning: R-2</i>	✓	
<b>3. Suitability of the Property for the uses to which it has been restricted</b> <i>The Property is suitable for the land uses restricted by R-2 zoning.</i>	✓	
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
<b>5. Length of time the property has been vacant as zoned</b> <i>Vacant: <input type="checkbox"/></i> <i>Not Vacant: <input checked="" type="checkbox"/></i>		
<b>6. Relative gain to economic development, public health, safety and welfare</b> <i>The requested Conditional Use Permit application does have the potential to impact economic development, public health, safety or welfare by allowing the continuation of a Day Care for residents of the City of Lansing. This would contribute to the economic development of the city as another business would be allowed within the City.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Single-Family Residential</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is compatible with the future land use designation.</i>	✓	

## Acknowledgments

The following City of Lansing staff member reviewed this project and provided information for this report:

- Joshua Gentzler – Director, Community & Economic Development

The following City of Lansing stakeholder reviewed this project and provided information for this report:

- Ron Patterson – Field Supervisor, Lan-Del Water District

## Staff Comments

The applicant is requesting a Conditional Use permit for a Day Care, In Home, Major on a R-2 – Single-Unit Residential District lot. Staff is generally in favor of this request.

## Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

## Recommendation

Staff recommends approval of Case No. 2023-DEV-007, Hunt Day Care Conditional Use Permit, at 104 Daisy Street.

## Action Options

1. Recommend approval of Case No. 2023-DEV-007 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-007 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.

## Attachments

1. Conditional Use Permit Checklist
2. Zoning Map
3. Future Land Use Map
4. 2023.07.21 Lan-Del Review