

CONDITIONAL USE CHECKLIST

Checklist Completed by: Joshua Gentzler

Conditional Use Case No. 2023-DEV-007

Date Filed: July 10, 2023

Date Advertised: July 26, 2023

Date Notices Sent: July 26, 2023

Public Hearing Date: August 16, 2023

I. Applicant's Name: Cindy Hunt

Applicant's Authorized Agent: N/A

II. Information in Application Correct? Yes ☒ No ☐

If no, explain: _____

III. Adjacent Zoning and Land Use:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Dwelling	R1-25
South	Single Family Dwelling	R-2
East	Single Family Dwelling	R1-25
West	Single Family Dwelling	R-2

IV. Present Use of Property: The property is a single family dwelling lot in the 2nd Phase of the Adam's Acres plat .

V. Conditional Use Requested: Request a conditional use permit for Day Care- In Home, Major which would allow a small Day Care to operate on the property.

Reference Unified Development Ordinance Section 2.07, B. Review Criteria:

VI. The proposed conditional use does or does not meet the standards:

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations. Day Care - In Home, Major is allowed in R-2 zoning with a Conditional Use Permit.

Yes ☒ No ☐

B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. _____

Yes ☒ No ☐

C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. This location is currently developed and forcasted for single family development according to the Future Land Use Map. It is staff's opinion that this proposed conditional use meets this requirement.

Yes ☒ No ☐

D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, and height of buildings, structures, walls, and fences on the site; and the nature and extent of landscaping and screening on the site. The use of the property as Day Care - In Home, Major to allow for a day care is ancillary to the primary use as a residential home site due to the overall size of the property.

Yes ☒ No ☐

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. N/A

Yes ☐ No ☐

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. _____

Yes ☒ No ☐

G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The existing driveways and entrance points are sufficient for this type of use. There is expected to be minimal traffic generated by this proposed use.

Yes ☒ No ☐