

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



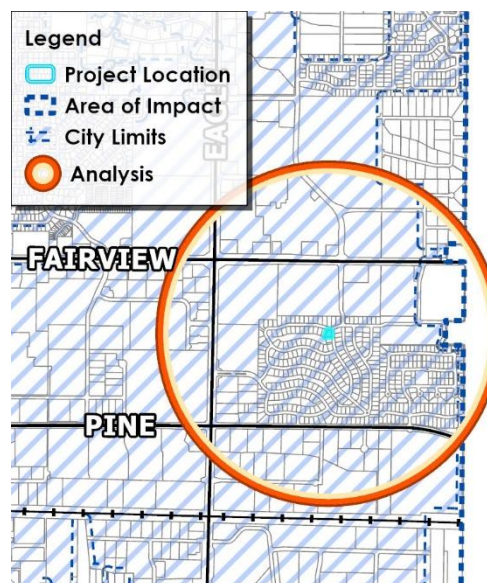
HEARING DATE: 07/16/2026

TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Elizabeth Nganga

SUBJECT: H-2026-0032
Elizabeth Childcare - CUP

LOCATION: 1247 N. Caucus Way Meridian, ID 83642



I. PROJECT OVERVIEW

A. Summary

Conditional use permit (CUP) for an in-home group daycare for 6 to 12 children in the R-4 zoning district.

B. Issues/Waivers

None

C. Recommendation

Staff: Approval with the conditions included below in Section IV.

D. Decision

Planning and Zoning Commission: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	Single-family residential home	-
Proposed Land Use(s)	In-home group daycare for 6 to 12 children	-
Existing Zoning	R-4 (medium low-density residential)	VII.A.2
Future Land Use Designation	MDR (Medium-Density Residential)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	4/18/2026
Neighborhood Meeting	5/26/2026
Site posting date	7/6/2026

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	E. Florence Drive, a local street	-
Meridian Public Works Wastewater	Services are provided to the site.	
Meridian Public Works Water	Services are provided to the site.	

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received or see the public record at

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448013&dbid=0&repo=MeridianCity>.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

A CUP is required for a group daycare in the R-4 zoning district per UDC Table 11-2A-2; compliance with the specific use standards listed in UDC 11-4-3-9 is required.

The Applicant proposes an in-home group daycare for seven (7) to 12 children in the R-4 district. The Applicant is currently operating an in-home family daycare for six (6) or fewer children in this location.

The proposed daycare facility is consistent with Policy #5.01.01D in the Comprehensive Plan, which states, “Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.”

Table 4: Project Overview

Description	Details
History	A-2019-0190 (AUP for family daycare)
Acreage	0.228-acre

B. History and Process

The Applicant currently has an accessory use permit (A-2019-0190) for an in-home family daycare for six (6) or fewer children in the R-4 zoning district.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There is an existing home on the subject property and associated parking and landscaping.

2. Proposed Use Analysis (*UDC 11-2*):

The UDC (Table 11-2A-2) lists group daycares as a conditional use in the R-4 zoning district, subject to the specific use standards listed in UDC 11-4-3-9.

3. Dimensional Standards (*UDC 11-2*):

Future development is required to comply with the dimensional standards listed in *UDC Table 11-2A-5* for the R-4 zoning district.

4. Specific Use Standards (*UDC 11-4-3*):

The proposed use is subject to the standards listed in *11-4-3-9. – Daycare Facility*.

The Applicant proposes to care for up to 12 children at any one time, including her own; the Applicant should not exceed this number.

A 2-car parking pad exists on this site in front of the 2-car garage, which will provide off-street parking and a turnaround area to ensure safe discharge and pick up of clients.

The Applicant is required to obtain a criminal background check and a fire inspection certificate as required by Title 39, Chapter 11, Idaho Code. The applicant or owner shall comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.

The proposed hours of operation are from 6:00 am to 11:00 pm; the hours of operation should not extend beyond this time period. Any extension of hours would require a modification to the CUP.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

No changes are proposed or required to the exterior of the existing home or property.

2. Parking (*UDC 11-3C*):

Off-street vehicle parking is required in accord with the standards for single-family detached dwellings in UDC 11-3C-6. There are four (4) bedrooms in the home; therefore, a minimum of four (4) off-street parking spaces are required with at least two (2) of those in the garage; the other space may be a minimum 10' x 20' parking pad. There are two (2) vehicle parking spaces in the garage and two (2) on the parking pad in front of the garage.

The Applicant states some kids are picked up but some are dropped off along N. Caucus Way or in the driveway. All of their personal vehicles will be parked inside the garage and the parking pad outside will be available for parents to use that prefer to pick-up and drop-off their children to ensure safe discharge and pick up of clients in accord with UDC 11-4-3-9A.2.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):

No changes are proposed to the exterior of the existing home.

4. Fencing (*UDC 11-3A-6, 11-3A-7*):

Fencing is required to comply with the standards listed in UDC 11-3A-7 and 11-4-3-9B.1.

A 6-foot tall solid wood fence exists along the side lot lines in the rear yard.

The specific use standards require all outdoor play areas to be completely enclosed by a minimum 6-foot tall non-scalable fence to secure against exit/entry by small children and to screen abutting properties. **The applicant meets this standard with the existing fencing.**

E. Transportation Analysis

1. Access (*UDC 11-3A-3*):

Access is provided to this site via E. Florence Drive and N. Caucus Way, both local streets.

2. Sidewalks (*UDC 11-3A-17*):

A sidewalk exists along E. Florence Drive and N. Caucus Way in accord with UDC standards.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with this development (A-2019-0190) as well as those listed below.
2. The Applicant shall have an ongoing obligation to comply with the specific use standards listed in UDC 11-4-3-9. - *Daycare Facility*.
3. The maximum number of children allowed to be at the facility at one time, including the operator's children, is 12 – the Applicant shall not exceed this number.
4. The hours of operation of the daycare facility shall not extend beyond the hours of 5:00 am to 11:00 pm as proposed with this application; extension of these hours shall require a modification to the conditional use permit.
5. The Applicant shall obtain proof of criminal background checks and fire inspection certificates as required by Title 39, Chapter 11, Idaho Code and comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.
6. Outdoor play equipment over 6-feet high shall not be located in a front yard or within any required yard per UDC 11-4-3-9B.2.
7. Outdoor play areas shall not be used after dusk per UDC 11-4-3-9B.3.
8. Any signage for the proposed use shall comply with the standards listed in UDC 11-3D-8B.
9. The Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground within two (2) years from the date of approval of the subject conditional use permit; or apply for a time extension prior to that date as set forth in UDC 11-5B-6F in order for the conditional use permit to remain valid.

V. Findings

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
Staff finds the site is large enough to accommodate the proposed use and meet all dimensional and development regulations of the R-4 zoning district.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
Staff finds the proposed daycare use will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the operation of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
Staff finds the proposed use will continue to be served by essential public facilities and services as required.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds the proposed use will not result in the destruction, loss or damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
This finding is not applicable.
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,
This finding is not applicable.
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.
This finding is not applicable.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed CUP application and finds it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

A. Commission:

Pending

VII. EXHIBITS

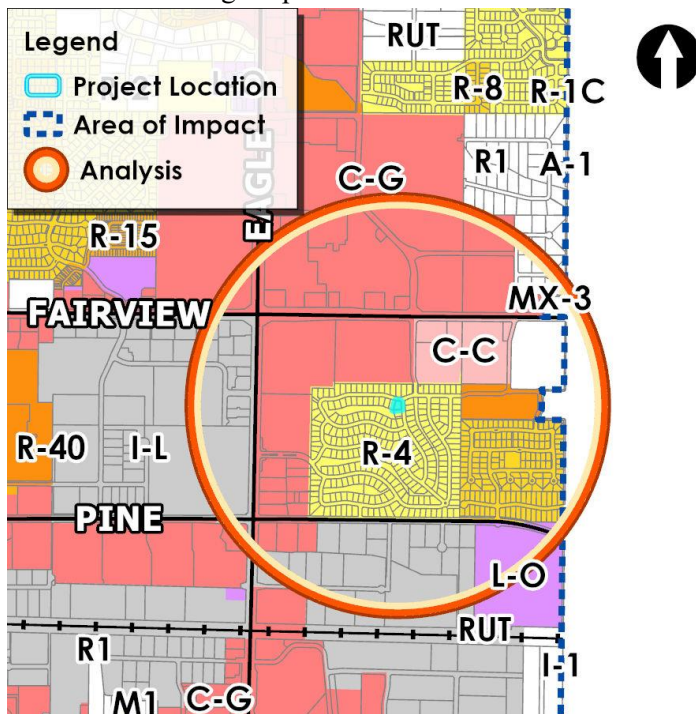
A. Project Area Maps

(link to [Project Overview](#))

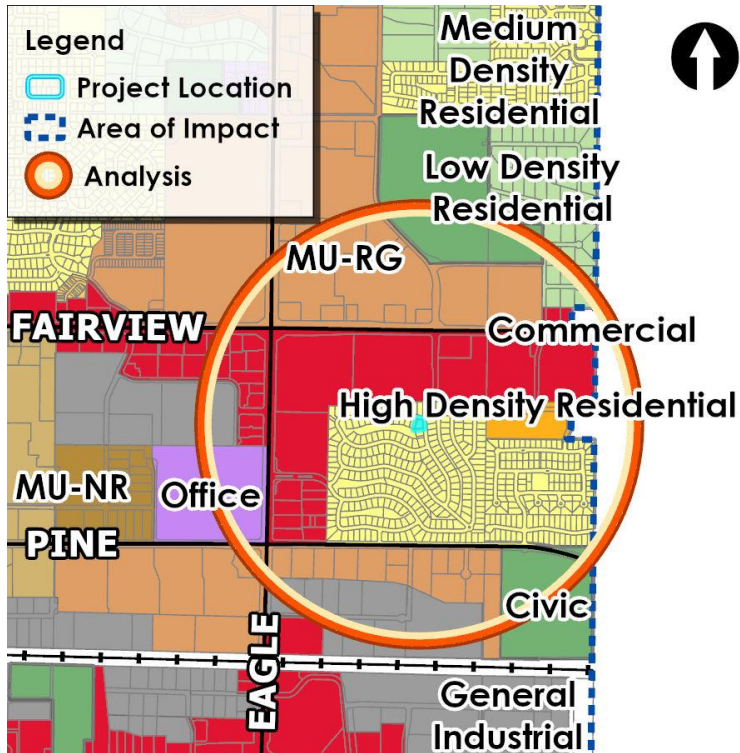
1. Aerial



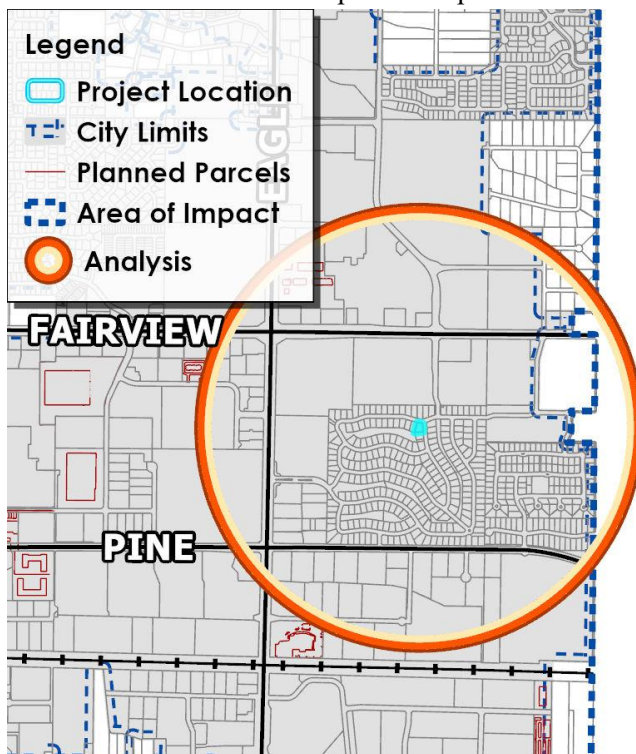
2. Zoning Map



3. Future Land Use



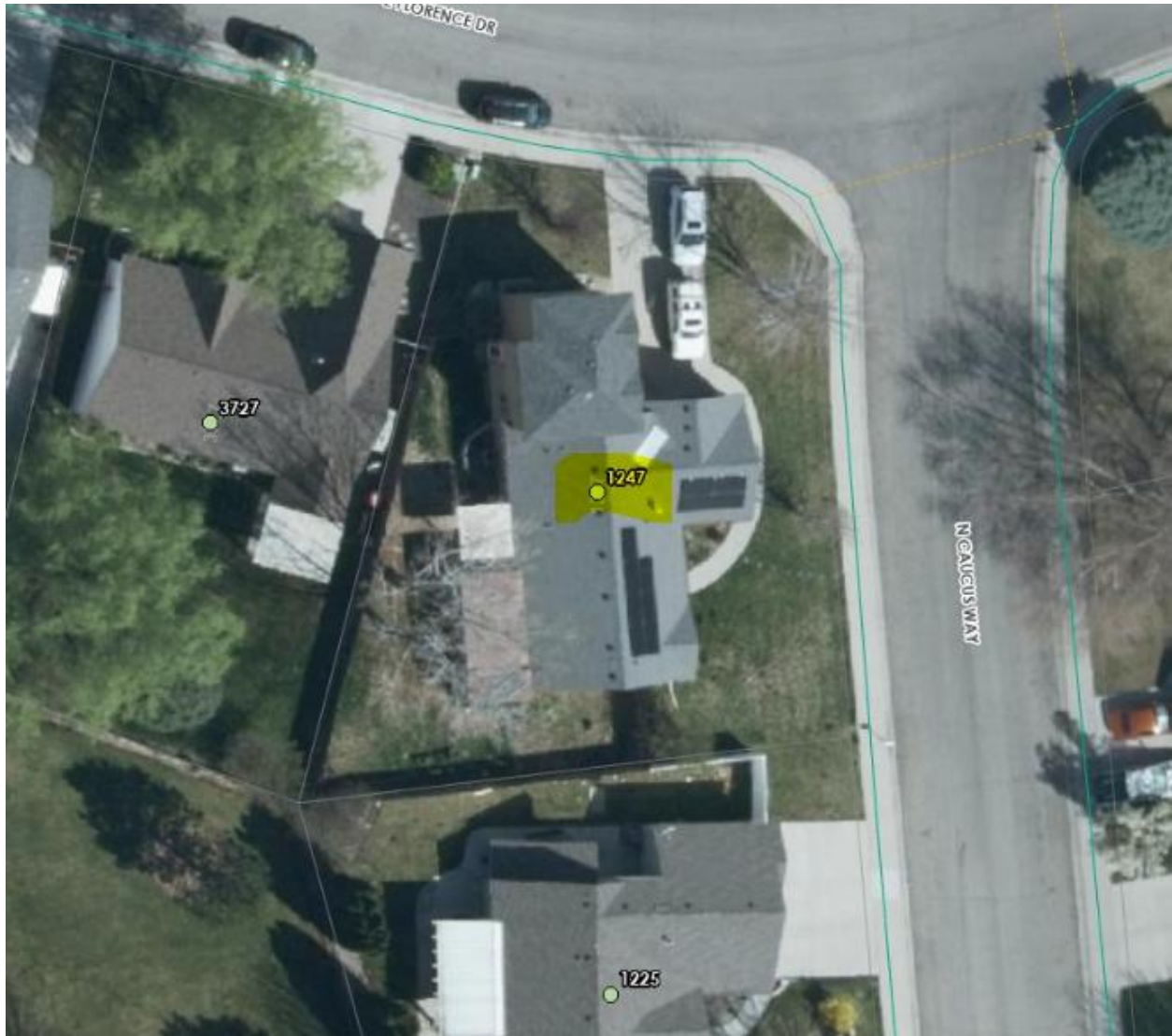
4. Planned Development Map



B. Subject Site Photos



C. Aerial View of Property



D. Site Plan

