



Memorandum

To: Chair Hansen and Members of the Planning Commission

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: October 19, 2021

Subject: Zoning Ordinance Amendment – Daycare Uses

In response to an application from Peaceful Adult Daycare, city staff discovered that language in the zoning code relating to daycare uses is in need of an update. Even though the Peaceful Adult Daycare conditional use permit application was withdrawn, staff believes the requirements are worth a discussion by the Planning Commission.

Staff reviewed city codes from the surrounding cities. No city abutting the City of Spring Lake Park has specific development standards associated with adult daycare facilities.

The proposed ordinance amends Section 16.36.10(D) to limit the scope of the Daycare center regulations to child daycare centers. Outdoor area requirements for adult daycare facilities would be removed from the Code. Section 16.64.010(A) would be amended to clarify the parking requirements outlined in the code for daycare uses applies to both child and adult daycare facilities. Finally, Section 16.64.040(D) is amended to add Adult Daycare Facilities as a conditional use in the C-1, C-2 and C-3 zoning districts. With it being a conditional use, the Planning Commission and City Council can make reasonable conditions associated with each individual application, rather than a blanket policy, which will allow the City the ability to more easily address these types of challenges as we faced with the Peaceful Adult Daycare application.

The Planning Commission held a public hearing on the proposed ordinance at its October 25 meeting and unanimously recommended approval.

If you have any questions, please don't hesitate to contact me at 763-784-6491.