

STAFF REPORT

March 22, 2001

No. 01UR009 - Use on Review to allow a Child Care Center in the Low Density Residential Zoning District **ITEM 13**

GENERAL INFORMATION:

PETITIONER	Janet Determan
REQUEST	No. 01UR009 - Use on Review to allow a Child Care Center in the Low Density Residential Zoning District
LEGAL DESCRIPTION	The east 18.1 feet of Lot 10 and the west 43.4 feet of Lot 11, Block 7, Robbinsdale Terrace Addition No. 2, Section 12, T1N, R7E, BHM, Rapid City, Penningotn County, South Dakota
PARCEL ACREAGE	Approximately .26 Acres
LOCATION	18 Fairmont Boulevard
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow a Child Care Center in the Low Density Residential Zoning District be denied without prejudice at the applicant's request.

GENERAL COMMENTS: On February 23, 2001, the applicant submitted a Use on Review request to allow a Child Care Center to be located on the above legally described property. Currently, a 1,092 square foot single family residence with an attached garage is located on the property. The applicant has indicated that the center would provide day care from 6:00 a.m. to 12:30 a.m., Monday through Friday for children three to six years of age.

STAFF REVIEW: On March 7, 2001, the applicant requested that the application for a Use on Review to allow a child care center in the Low Density Residential Zoning District be denied without prejudice. The applicant has determined that the parking requirements for a Day Care Center cannot be met on this property and has decided to occupy the home and operate a Family Day Care Home. Staff recommends that the Planning Commission acknowledge the applicant's request and deny this request without prejudice.