

Subject: Conditional Use Permit to Allow a Child Care Facility in the Smith/Dodd Overlay District at 1025 Dodd Road – Staci Hedlund

Meeting Date: Monday, April 25, 2022

Submitted/Presented by/Department: Melissa Houtsma - Community Development

Action Type

- | | |
|---|---|
| <input type="checkbox"/> Consent Item | <input type="checkbox"/> Discussion/Direction |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Informational Only |
| <input checked="" type="checkbox"/> Action/Motion | <input type="checkbox"/> Report |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Other: |

Action

City Staff requests that the City Council review and approve of the conditional use permit to allow a child care facility in the Smith/Dodd Overlay district at 1025 Dodd Road.

Background

A conditional use permit is being requested to allow a child day care facility for 44 children between the ages of 18 month and 6 years. The building on site is just over 3,600 square feet, the applicant is also planning two fenced outdoor play areas along the east and south side of the building

For further information related to the application, please see the attached Planning Commission report.

Planning Commission Review

The Planning Commission met in regular session to review the proposed change and held a public hearing on the item. No one from the public called or came forward to speak on the item.

The Planning Commission discussed the following items:

- Fence height and proximity to the public sidewalk in relation to ensuring the safety of the children on site.
 - Staff stated they would work with the applicant to increase the fence height along the Ottawa Avenue portion of the property if the applicant chooses to increase the fence height from the proposed four feet.
 - The applicant stated they anticipate planting prickly shrubs near the fence to make it more difficult for individuals to potentially reach over the fence.
- Potential concern around the bus stop currently on Dodd Road.
 - A Commissioner mentioned there is bus stop near the day care that is located near the southwest corner of Marie and Livingston Avenues, which also has a four foot high fence.

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- Staff spoke further on the item that the location of the bus stop could change upon the future realignment of the Smith and Dodd intersection.
- Anticipated signage for the site.
 - The applicant stated they plan to reuse the existing monument sign at the site. Additionally, they will likely have signage communicating that registration is open as they get closer to the opening date.
- Traffic movement and directional flow on the site, as well as the intended use of the existing drive-through lane.
 - Staff stated they have no particular concern around the two access points into and out of the site and that they have no specific recommendations for changing the traffic flow. Staff also mentioned that site access would likely change upon the realignment of the Smith Dodd intersection.
 - The applicant stated they had initially planned to remove the southern half of the drive-through and make the other portion a sidewalk leading up to a new door into and out of the building. However, this plan is no longer currently feasible for financial reasons, so the drive-through will remain as is for the time being.

Ultimately, the Commission voted 8-0 to recommend approval of the conditional use permit application, subject to the conditions as recommended by city staff.

Attachments

Application and Public Notice
 Planning Commission Memo and Staff Presentation
 Resolution

Previous Relevant Actions

N/A

Alternatives

If City Council is not satisfied with the proposed language as written, please advise City Staff or the desired changes and recommendations.

Financial

Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	
Account: N/A	
Amount: N/A	