



City of Omaha
Jean Stothert, Mayor

September 9, 2014
C8-14-141

Honorable President

and Members of the City Council,

The attached Resolution approves the request of Caitlyn Todd for a Special Use Permit to allow Day care services (general) in a R4-Single-Family Residential District (High Density) located at 14614 Knudsen Street.

CASE DESCRIPTION: The purpose of this request is to allow this home-based day care operation to increase its occupancy to 12 children.

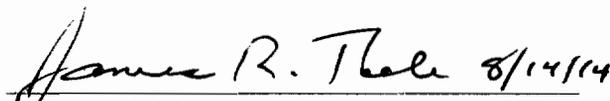
DEPARTMENT RECOMMENDATION: Approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions:

1. The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
2. Compliance with storm shelter regulations.
3. Compliance with the submitted site plan.
4. Compliance with the proposed operating statement.
5. Compliance with all applicable development regulations.

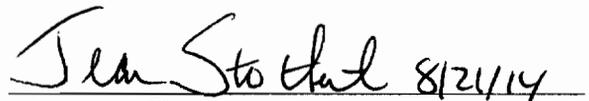
PLANNING BOARD RECOMMENDATION: Approve, by consent, as recommended by the Planning Department, 6-0.

Respectfully submitted,

Referred to City Council for Consideration:


James R. Thele
Planning Director

Date


Mayor's Office

Date

CR

Pln2287tg

RECEIVED

2014 AUG 29 AM 10:19

CITY CLERK
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

James R. Thele
Director

**OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT**

July 30, 2014

Case Number: #C8-14-141

Applicant: Caitlyn Todd

Request: Approval of a Special Use Permit to allow Day care services (general) in an R4-Single-Family Residential District (High Density).

Location: 14614 Knudsen Street

I. GENERAL INFORMATION

Purpose: To allow this home-based day care operation to increase its occupancy to 12 children.

Existing Land Use: Single-family residential / Day care services (limited)

Existing Zoning: R4(35)

Adjacent Land Use and Zoning:

North	Low Density Residential	R4
South	Low Density Residential	R4
East	Low Density Residential	R4
West	Low Density Residential	R4

Future Land Use Plan Designation: Low Density Residential

Applicable Regulations: The site is subject to all applicable use and site development regulations for the existing R4(35) zoning designation, in addition to the following regulations:

Section 55-734, Schedule of off-street parking requirements, requires that one (1) off-street parking stall shall be provided for every four (4) children, up to the licensed capacity of the day care facility.

Section 55-764(d), Supplemental Use Regulations for Day care services.

Section 55-787(a)-(c), Storm shelters, requires that a storm shelter be provided that allows for 5.5 square feet of floor area per occupant and accommodate the licensed occupancy of the facility. Additional regulations refer to storm shelter design.

No Building Permit will be issued based on a site plan which does not comply with the provisions of the Zoning Ordinance.

II. SPECIAL INFORMATION

Site Characteristics: The site contains approximately 5,025 square feet of land. There is an existing single-family residential dwelling on the site, which is also currently being used for Day care services (limited). There is a two car width driveway on the south side of the residence and backyard play ground on the north side of the house.

Development Proposal: The applicant proposes to operate a daycare for 12 children in the existing home. The applicant has a current Nebraska Child Care License No. F119413. The submitted operating statement indicates that one staff member, who does not live at the residence, is used on an occasional basis. Another staff member lives at the residence and is used on an as needed basis.

Hours of operation are between 7:30 a.m. and 5:30 p.m. Monday through Friday. The operating statement also indicates that the driveway can hold up to four (4) vehicles for pickup and drop off of children.

Land Use and Planning: The proposed request is consistent with the Future Land Use Element of the City's Master Plan. This property is zoned R4 and Day care services (general) is acceptable within this district if the structure is occupied primarily as a residence by the owner or tenant and with approval of a Special Use Permit.

III. ANALYSIS

The applicant has a provisional Nebraska Child Care Home II license which allows for up to 12 individuals. The applicant has stated that two (2) of the children are her own and live at the residence, thus reducing the number of available openings to eight (8). The applicant is in essence requesting that she be allowed to care for two (2) additional children in order to care for 10 children who are not her own.

This request complies with the applicable base district development standards and is consistent with the criteria in Sections 55-884 and 55-885. The applicant will be required to comply with the Zoning Code's regulations on required storm shelters, receive a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department and receive all necessary licensing from the State of Nebraska.

IV. RECOMMENDATION

Approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions:

1. The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
2. Compliance with storm shelter regulations.
3. Compliance with the submitted site plan.
4. Compliance with the proposed operating statement.
5. Compliance with all applicable development regulations.

V. ATTACHMENTS

885 Review

Site Plan

Operating Statement

Project Review	Case No:	C8-14-141
	Project Name:	
	Location:	14614 Knudsen Street
	Zoning:	R4
Site Plan Review/Mixed Use	Date:	8/06/2014
Conditional Use/Special Use Permit	Reviewed by:	TG

CRITERIA	GUIDELINES
<p>1. Land Use Compatibility:</p> <p>a. Development Density</p>	<p>Site area per unit, Floor Area Ratio, and/or Intensity Rating should be similar to surrounding uses if not separated by major manmade or natural features.</p> <p>COMMENTS: Acceptable.</p>
<p>2. Height and Scale:</p> <p>a. Height and Bulk</p>	<p>Development should minimize differences in height and building size from surrounding structures. Substantial differences must be justified by urban design considerations.</p> <p>COMMENTS: Acceptable.</p>
<p>b. Setbacks</p>	<p>Development should respect pre-existing setback lines in surrounding areas. Variations must be justified by significant site features or operating characteristics.</p> <p>COMMENTS: Acceptable.</p>
<p>c. Building Coverage</p>	<p>When possible, building coverage should be similar to that displayed in surrounding areas. Higher coverage should be mitigated by landscaping or other site amenities.</p> <p>COMMENTS: Acceptable.</p>
<p>3. Site Development:</p> <p>a. Frontage</p>	<p>Generally, a project's frontage along a street or private way should be similar to its lot width.</p>
<p>b. Parking/ Internal Circulation</p>	<p>1. Parking and circulation should serve all structures with minimal vehicular and pedestrian conflicts.</p> <p>2. All structures must be readily accessible to public safety vehicles.</p> <p>3. Development must have access to adjacent public streets or private ways. Internal circulation should distribute traffic to minimize congestion at access points.</p> <p>COMMENTS: Acceptable.</p>
<p>c. Landscaped Areas</p>	<p>Landscaped areas should be planned as an integral part of the development, providing street landscaping and buffering, and dividing otherwise unbroken paved areas. Parts of a site with steep slopes, wooded areas, and natural drainage ways should be preserved.</p> <p>COMMENTS: Acceptable.</p>
<p>4. Building Design:</p>	<p>Architectural design and building materials should be compatible with surrounding areas if located adjacent to landmark districts or in highly visible locations.</p> <p>COMMENTS: Existing.</p>

5. Operating Characteristics:

- a. Traffic Capacity Projects should not materially reduce the existing level of service on adjacent streets. Projects will be required to make street improvements and/or dedicate right-of-way to mitigate negative effects.
COMMENTS: Acceptable.
- b. External Traffic Effects Project design should direct non-residential traffic away from residential areas.
COMMENTS: Acceptable.
- c. External Effects-
Operating Hours Projects with long operating hours must minimize effects on surrounding residential areas.
COMMENTS: Acceptable.
- d. Outside Storage If permitted, outside storage areas must be screened from adjacent streets and less intensive zoning districts and uses.
COMMENTS: Not Applicable - Not Permitted

6. Public Facilities:

- a. Sewage Disposal Developments within 500 feet of a public sanitary sewer must connect to the public sewer system. If permitted, individual systems must not adversely affect public health, safety, or welfare.
COMMENTS: Existing.
- b. Sanitary Sewer Capacity Sanitary sewer must have adequate capacity to serve development.
COMMENTS: Existing.
- c. Storm Water Management
 1. Development design should handle storm water without overloading or substantially diminishing capacity of public storm sewer system.
 2. Development should not inhibit development of other properties.
 3. Development should not increase probability or erosion, flooding, landslides, or other endangerment to surrounding properties.**COMMENTS:** Acceptable.
- d. Utilities Project must provide evidence of utility service to site.
COMMENTS: Acceptable.

7. Comprehensive Plan:

Projects should be consistent with the comprehensive plan of the City of Omaha and should minimize adverse economic effects on surrounding properties.
COMMENTS: Acceptable.

CASE: C8-14-141
APPLICANT: Caitlyn Todd
REQUEST: Approval of a Special Use Permit to allow Day care services (general)
in a R4 District
LOCATION: 14614 Knudsen Street

SUBJECT AREA IS SHADED - AUGUST 2014

