

MEETING DATE: September 15, 2020 **STAFF:** Stuart Borders, Senior Planner

PROJECT NAME: Mahoganie Horn – In Home Daycare

CASE NUMBER/REQUEST: Case 20-400-08 – Home Business Permit – 11223 E. 24th Street – Mahoganie Horn requests approval to operate an in-home daycare

APPLICANT: Mahoganie Horn

OWNER: Dawn Clark

PROPERTY ADDRESS/LOCATION: 11223 E. 24th Street

PROPERTY ZONING: R-12 (Two Family Residential)

SURROUNDING ZONING/LAND USE:

N/S/W/E: R-12; single-family residences

PUBLIC NOTICE:

- Letters to property owners within 185 feet – August 27, 2020

FURTHER ACTION:

- Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council. If this Home Business Permit is approved by Planning Commission, the applicant must update her business license type to reflect this approval.

RECOMMENDATION

Staff recommends **APPROVAL** of this Home Business with the following conditions:

1. The business shall operate only between the hours of 6:00 am through 6:00 pm, Monday through Friday.
2. The pull-off area on E. 24th Street in front of the house can be maintained but not enlarged. The gravel driveway must be de-weeded with additional gravel poured; however the width or length of drive must not be increased. This work must be completed within 60 days of Planning Commission approval.
3. Maintain all required licenses.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The applicant, Mahoganie Horn, intends to operate an in-home daycare at her single-family residence at 11223 E. 24th Street for five to ten children.

Current Use: Single-Family residence
Acreage: 0.13 acres+/-

Proposed Use: In home daycare

ANALYSIS

Mahoganie Horn started the 'Heaven's Angels Child Care Center' in her home about a year ago. As she provided care for only four or less nonrelated children, she is not required to obtain a Home Business Permit approved by the Planning Commission. Recently she decided to expand her operation to provide care for five to ten non-related children thus requiring Commission approval.

Ms. Horn uses part of her living room and small bedroom for the business; the house has no basement. According to her attached letter, she provides educational opportunities, supervised play times, with meals and snacks. A roughly 53 ft. by 50 ft. open rear yard with play toys is provided behind the house. A gravel, single-car driveway will provide off-street parking in addition to a gravel pull-off from the street in front of the house.

The house was inspected and approved by the City Fire, Building, and Health inspection divisions.

EXHIBITS

1. Project narrative provided by applicant
2. Building/Fire/Health Inspections
3. Floor plan
4. Rear yard plan
5. Property owner notification list and affidavit
6. Zoning Map