

MEETING DATE: March 9, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Citlali Ray – In Home Daycare

CASE NUMBER/REQUEST: Case 21-400-02 – Home Business Permit – 1115 S. Cottage Ave. – Citlali Ray requests approval to operate an in-home daycare

APPLICANT/OWNER: Citlali Ray

PROPERTY ADDRESS/LOCATION: 1115 S. Cottage Ave.

PROPERTY ZONING: R-12 (Two Family Residential)

SURROUNDING ZONING/LAND USE:

- N/W:** R-12; single-family residences
- E:** C-3 (Service Commercial) vacant property
- S:** C-2 (General Commercial); commercial building

PUBLIC NOTICE:

- Letters to property owners within 185 feet – February 18, 2021

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.

RECOMMENDATION

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

1. The business shall operate only between the hours of 6:30 am through 5:30 pm, Monday through Friday.
2. The maximum number and type of nonrelated children in care is limited to not more than 10, and restricted to the number of children as approved by the State of Missouri and the City.
3. In accordance with City Code Section 14-401-02-B, not more than 50% of the total floor area of the dwelling may be used for the daycare business.
4. Maintain all required licenses.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The applicant, Citlali Ray, intends to operate an in-home daycare at her single-family residence at 1115 S. Cottage Avenue for five to ten children.

Current Use: Single-Family residence
Acreage: 0.24 acres+/-

Proposed Use: In home daycare

ANALYSIS

Citlali Ray seeks to start the 'A Little Piolin' in her home on S. Cottage Avenue just north of E. 23rd Street. Her home is a red, wood frame, ranch-style containing about 1,500 square feet with a single car garage.

Ms. Ray plans to use most of the upstairs area of the house for the business with the kitchen being used to provide meals and snacks. A roughly 65 ft. by 107 ft. fenced rear yard is available behind the house. A paved, extra wide single driveway will provide off-street parking. One outside employee will be hired as the daycare will provide educational opportunities, supervised play times, with meals and snacks.

The house was inspected and approved by the City Fire and Health Inspection divisions.

EXHIBITS

1. Applicant's Letter
2. Building/Fire/Health Inspections
3. Floor plan
4. Rear yard plan
5. Property owner notification list and affidavit
6. Zoning Map