

CASE NO: Z2002158 S

Continued by City Council on October 10, 2002

Zoning Commission Meeting Date: September 03, 2002

Council District: 2

Ferguson Map: 617 D-4

Appeal: Yes

Applicant:

Viola Morris

Owner

A. Bernard Devers I

Zoning Request:

From "RM-4 HD" Residential Mixed Historic District to "RM-4 HD S" Residential Mixed Historic District with a Specific Use Authorization for a group day care home..

Lot 8 and the west 4 feet of Lot 7, Block L, NCB 1668

Property Location:

1110 Nolan Street

Applicants Proposal:

To operate a group day care home providing care for eight children (infants).

Staff Recommendation:

Denial.

The proposed day care on the subject property will be an extension of the existing day care, "Behold the Lamb", located across the street at 1105 Nolan. An extension of the current day care across the street and the split location of the buildings present an unsafe situation for the parents, children, day care employees, and residents in the neighborhood. Adequate parking is not available on the subject property for employees and parents dropping-off or picking-up children. The proposed use will increase the amount of traffic and the lack of adequate parking will make it difficult for motor vehicle drivers to maneuver in and out of the area safely. The subject property is in the middle of a residential neighborhood and the proposed use on the subject property will be disruptive to the surrounding residents in the neighborhood.

Zoning Commission Recommendation:

Denial

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002158 S

ZONING CASE NO. Z2002158 S September 3, 2002

Applicant: Viola Morris

Zoning Request: "RM-4" HD Residential Mixed Historic District to "RM-4" HD S Residential Mixed Historic District with a Specific Use Authorization for a group day care home.

Viola Morris, 1110 Nolan, stated the purpose of this request to allow this property be used as a day care center for up to eight children (infants).

Staff stated there were 33 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Kissling to recommend denial.

1. Property is located on Lot 8 and the west 4 feet of Lot 7, Block L, NCB 1668 at 1110 Nolan Street.
2. There were 33 notices mailed, 2 returned in opposition and 1 in favor
3. Staff recommends denial.

AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING October 10, 2002.

City Council granted a continuance on this case until October 24, 2002.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.