Zoning Ordinance Text Amendment
ZOTA #26-02 – 1001 Jeff Ryan Drive
Home-Based Daycare

Planning Commission Work Session

May 4, 2026

David Stromberg, AICP

Zoning Administrator

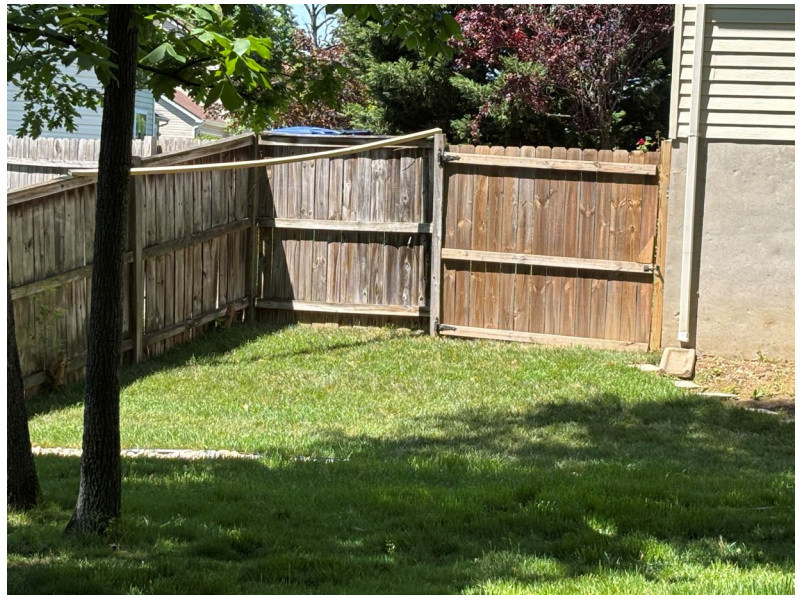
1001 Jeff Ryan Drive



1001 Jeff Ryan Site Photos









Staff Time per Special Exception Review





Original Conditions from Staff Report

#	Condition	Covered by language in the Zoning Code	Reason for Condition
1	Substantial conformance with the submitted application and plan submitted by applicant on February 25, 2026, and for the purpose of daycare use only.	No	The site shall be developed and maintained in substantial conformance with a submitted special exception plan that is 33 percent or less of the gross floor area and in conformance with section 78-80.5 of the zoning ordinance
2	Hours of Operation	Yes	6 a.m. until 9:00 p.m., in conformance with section 78-80.5 of the zoning ordinance
3	Number of Permitted Children	No	The total number of children present on site for home-based child daycare use shall not exceed 12 enrolled. The ratio of employees to children as required by the state shall be maintained.
4	On-Site play area	No	When playing outside all children shall be within the fenced playground area.
5	Child Drop-off and Pick-up.	No	Child drop-off and pick-up are preferred to occur in the driveway. Double parking on Jeff Ryan Drive is prohibited.
6	Employees and Parking	No	Employees shall not park in the driveway.
7	Signage.	No	No signage shall be permitted.