

**DOUGLAS CITY COUNCIL
STAFF REPORT
OCTOBER 24, 2022**

**720 HAMILTON STREET
DAYCARE – CONDITIONAL USE PERMIT**

CASE NUMBER: CUP 03-22

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: October 17, 2022 – Planning and Zoning Commission
October 24, 2022 – City Council

REQUEST: Conditional Use Permit, R-1 Residential zone

PURPOSE: To operate a daycare facility.

RECOMMENDATION: The Community Development Department recommends approval, with conditions, of this Conditional Use Permit to allow Leoma Kriebel to operate a daycare facility in an R-1 Neighborhood Residential zone at 720 Hamilton Street.

VICINITY MAP:



OWNER: Richard Kriebel Et Ux
 720 Hamilton Street
 Douglas, WY 82633

LOCATION:

- (1) Legal Description: Original Town of Douglas, Lot 7: Block 56
- (2) General Location: The subject property is located on the northwest corner of South 8th Street and Hamilton Street

LOT SIZE: 8,400

ZONING: R-1 Neighborhood Residential



EXISTING LAND USE: Single family residence

SURROUNDING LAND USE:

North: Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

ZONING

R-1
 R-1
 R-1
 R-1

ANNEXATION STATUS

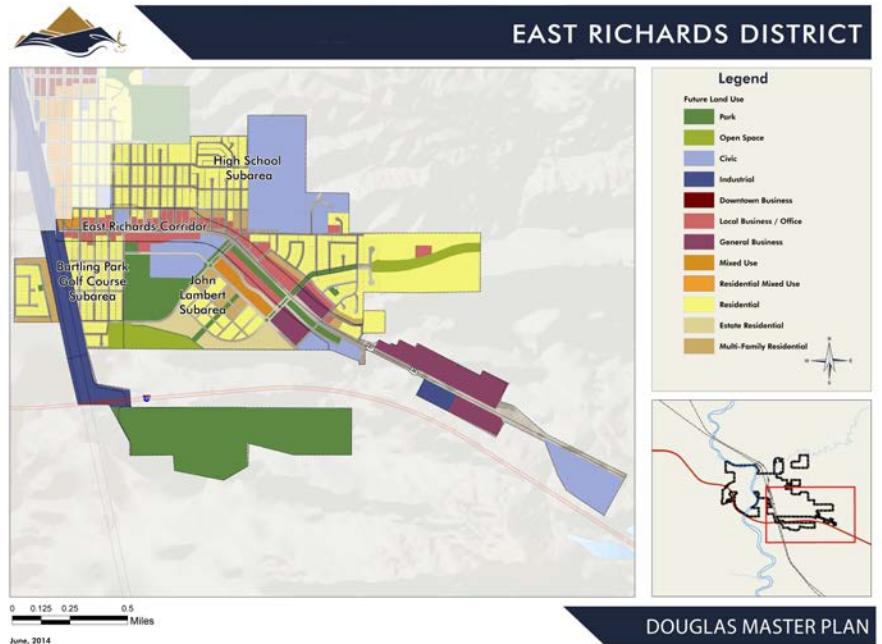
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DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above. The subject property is surrounded entirely by R-1 single family residential use.

SPECIFICS OF THE PROPOSED USE: The applicant’s stated hours of operation would be Monday-Friday, from 6:30 AM to 6:00 PM, with a capacity for up to ten (10) children and no additional employees. The location has 2 additional off-street parking spaces. The applicant is in the process of completing state licensing, pending the issuance of the conditional use permit.

DOUGLAS MASTER PLAN:

The Douglas Master Plan, adopted June 23, 2014, designates the property as part of the High School Subarea of the East Richards District. According to the Master Plan, the existing character of this area *“is centered on the Douglas High School and will continue to be a center of activity. Neighborhood enhancements will continue in this area including the addition of new neighborhoods on the periphery of this area. New off and on-street trail connections and road connections across Richards to the John Lambert Subdivision master planned area will further connect this area to the rest of the City.”*



The addition of a day care facility in this location conforms with the Douglas Master Plan.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the request for a conditional use permit to allow for a daycare facility in an R-1 Neighborhood Residential zone at 720 Hamilton Street with the following conditions:

1. The conditional use permit to operate a day care facility is specific to Leoma Kriebel. If this applicant, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit will be null and void for the subject property.
2. The applicant shall fence a portion of the yard for a safe outside play area.
3. The applicant shall adhere to the required State regulations pertaining to a daycare/pre-school facility.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and Zoning commission, at their regular meeting on October 17, 2022 recommended approval of the request for a conditional use permit to allow for a daycare facility in an R-1 Neighborhood Residential zone at 720 Hamilton Street with the following conditions:

4. The conditional use permit to operate a day care facility is specific to Leoma Kriebel. If this applicant, in the future, ceases operation or moves the facility to another location, the

Conditional Use Permit will be null and void for the subject property.

5. The applicant shall fence a portion of the yard for a safe outside play area.
6. The applicant shall adhere to the required State regulations pertaining to a daycare/pre-school facility.