

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for May 11, 2005 PLANNING COMMISSION MEETING**

- PROJECT #:** Special Permit No.05018
- PROPOSAL:** Permit an early childhood care facility for up to 12 children in a dwelling not used as the permanent residence of the child care provider.
- LOCATION:** 2030 N. 29<sup>th</sup> St. Apartment #2
- CONCLUSION:** The application meets all design standards, parking requirements and special permit requirements.

<b>RECOMMENDATION:</b>	Conditional Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 18-20, Block 10, Junction Place; located in the SW 1/4 of Section 18, Township 10 North, Range 7 East, Lancaster County, Nebraska.

**EXISTING ZONING:** R-2 Residential

**EXISTING LAND USE:** Duplex

**SURROUNDING LAND USE AND ZONING:**

North:	R-2 Residential	Single-family/two-family dwellings
South:	R-2 Residential	Single-family/two-family dwellings
East:	R-2 Residential	Single-family/two-family dwellings
West:	R-2 Residential	Single-family/two-family dwellings

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**COMMUNITY FORM-RESIDENTIAL NEIGHBORHOODS**

Child care centers should be located within neighborhoods and near schools and parks when possible. (F-18)

**EDUCATION-GUIDING PRINCIPLES**

Child care centers should be located within neighborhoods and near schools and parks when possible. (F-145)

**TRAFFIC ANALYSIS:**

N.29th St. and Center St. are local streets.

**PUBLIC SERVICE:**

The nearest fire station is located at N. 33<sup>rd</sup> St. & Holdrege St.

The nearest elementary school is Clinton Elementary located at N. 29<sup>th</sup> St. & Holdrege St.

The nearest park is located at N. 30<sup>th</sup> St. and Leighton Ave; approximately three blocks north.

**ANALYSIS:**

1. This is a request for an early childhood care facility for up to 12 children in a dwelling not used as the permanent residence of the child care provider.
2. The applicant meets all applicable requirements of the City of Lincoln Design Standards for early Childhood Care Facilities.
3. Parking standards requires one space per employee on the largest shift, plus off-street loading/unloading area for one automobile per ten care receivers. The proposed daycare requires 4 parking stalls. The site plan identifies two employee parking stalls and four drop off stalls.

**CONDITIONS:**

Site Specific:

1. This approval permits an early childhood care facility for up to 12 children. The licensed care provider need not reside in this facility.

General:

2. Before receiving building permits:
  - 2.1 The construction plans comply with the approved plans.
  - 2.2 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

**STANDARD CONDITIONS:**

3. The following conditions are applicable to all requests:

- 3.1 Before occupying this early childhood care facility all development and construction is to comply with the approved plans.
- 3.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.7 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.8 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Tom Cajka  
Planner

**DATE:** April 25, 2005

**APPLICANT:** Inna Strilkivsky  
2030 N. 29<sup>th</sup> St. Apt. 1  
Lincoln, NE 68503  
(402) 742-3022

**OWNER:** same as applicant

**CONTACT:** same as applicant



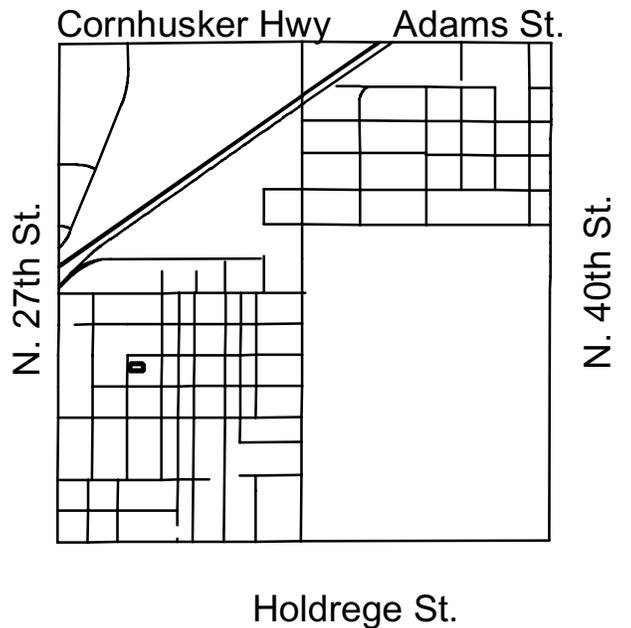
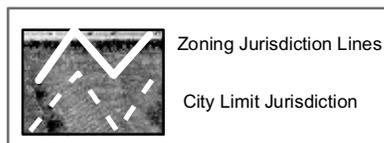
2002 aerial

## Special Permit #05018 29th & Center St.

### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 18 T10N R7E



PARKING STALLS ARE  
Cement and crushed stone

Special Permit

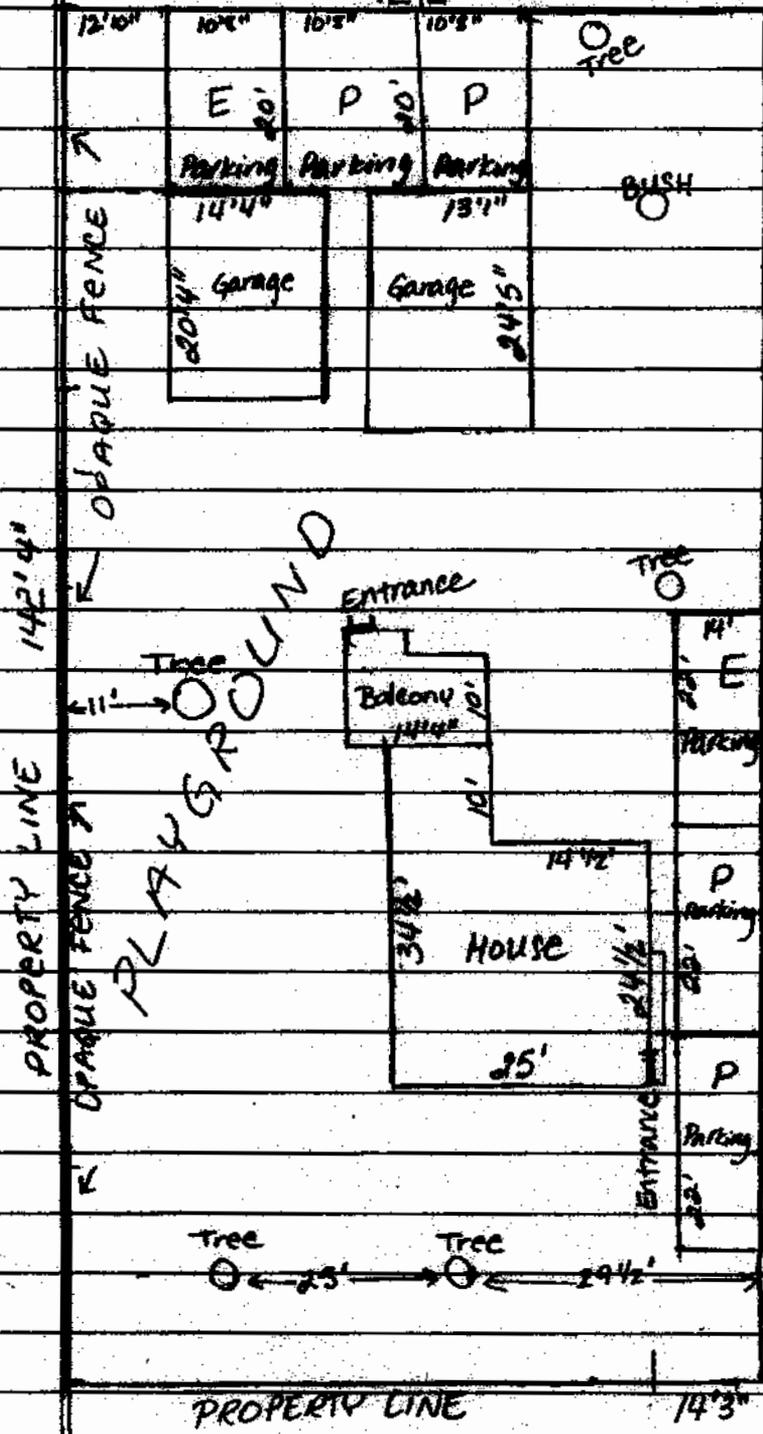
Site Plan

Happy Hearts childcare  
2030 N 29<sup>th</sup> St Apt 2  
Lots 18-20 Junction plac  
block 10.

ALLEY

72'2" PROPERTY LINE

NOTE: Lots 16 + 17 are sold and  
are not included in the  
drawing.



APR - 4 2005

DAY CARE  
FLORIDA DIVISION

DAY CARE  
Up to 12 kids  
1 staff

scale - 1" = 20'

E- Employee stall  
P- Parent's Drop off

PROPERTY LINE

SIDEWALK

29<sup>th</sup> Street

# Memorandum

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<b>To:</b>	Tom Cajka, Planning Department
<b>From:</b>	Charles W. Baker, Public Works and Utilities
<b>Subject:</b>	Happy Hearts Daycare Special Permit #05018
<b>Date:</b>	April 6, 2005
<b>cc:</b>	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan and parking layout for the Happy Hearts Daycare located at 2330 North 29th Street. Public Works has no objection.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Tom Cajka                      **DATE:** April 15, 2005  
**DEPARTMENT:** Planning              **FROM:** Chris Schroeder  
**ATTENTION:**                              **DEPARTMENT:** Health  
**CARBONS TO:** EH File                      **SUBJECT:** Happy Hearts Daycare  
  
EH Administration                              SP #05018

The Lincoln-Lancaster County Health Department has reviewed the special permit application for the proposed childcare with the following noted:

- The proposed childcare meets all applicable requirements of the City of Lincoln Design Standards 3.90 for Early Childhood Care Facilities.



**IMPORTANT**



**Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.**

**A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.**



Permit # **DRF05066**

Address

Job Description: **Development Review - Fire**

Location: **HAPPY HEARTS DAYCARE**

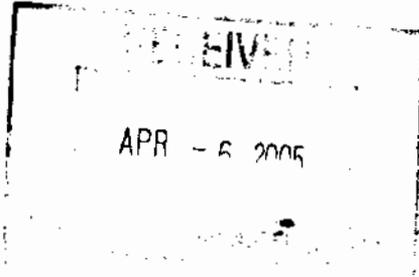
Special Permit: **Y 05018**

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **TOM CAJKA**



Status of Review: **Approved**

**04/06/2005 1:13:43 PM**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

**BOB FIEDLER**

Comments: **approved**

**Current Codes in Use Relating to Construction Development in the City of Lincoln:**

- 2000 International Building Code and Local Amendments
- 2000 International Residential Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 2000 NFPA 101 Life Safety Code
- 2000 Local Amendments International Firecode
- Applicable NFPA National Fire Code Standards



**MICHAEL WOOLMAN**  
<lpd737@CJIS.CI.LINC  
OLN.NE.US>

04/05/2005 02:16 PM

To: Tom Cajka <TCajka@ci.lincoln.ne.us>  
cc:  
Subject: Happy Hearts Daycare

Mr. Cajka,

The Lincoln Police Department does not object to the Happy Hearts Daycare SP05018.

Sergeant Michael Woolman  
Lincoln Police Department

2030 N 29<sup>th</sup> Street  
Lincoln, NE 68503  
March 31, 2005

City County Planning Department  
555 S 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Dear City County Planning Department:

I, Inna P. Strilkivsky, am in the process of starting and operating Childcare Home 2 at 2030 N 29<sup>th</sup> Street Apt. 2. I will be open from 7am until 5:30pm, Monday through Friday. My substitute is Erin, a graduate from SCC in Early Childhood Education. You may contact her at 1(402) 770-8075. According to state licensing, I may have up to 12 children in my care if I have another teacher with me. However, right now I am only planning on having no more than 10 children in the childcare, mixed ages from 6 weeks to 13 years.

I have graduated from SCC with Associates of Arts Degree with Early Childhood emphasis and am eager to start and run my own daycare. I love my career and want to do my best in order to provide children with developmentally appropriate creative arts program where they could learn, explore, and make friendships. The name of my day care is Happy Hearts Childcare, because children are happy when they are encouraged to learn what they enjoy and to explore the world in their own pace in a safe and nurturing environment. I am very excited about this great opportunity for me to contribute to children's learning. Please help me get through the process of getting special permit successfully so that I can have the right place for children to be.

Enclosed is the application, the fee, ownership certificate, letter from the owner of the property, and copies of the cite plan. If you have any questions or suggestions, please contact me at 1(402) 440-7539. Thank you.

Sincerely,

*Inna Strilkivsky*

Inna Strilkivsky  
Enclosure

