



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
August 26, 2021

Department Administration

Director Approval Kelly Passauer

AGENDA ITEM Consider a request to modify a conditional use permit for a “Children’s Home” in a R-3, low-density multifamily dwelling district at 517 S. 4th Street.

SUMMARY RECOMMENDATION Approve the recommendation.

BACKGROUND On August 3, 2021, the Planning Commission held a public hearing and recommended approving a modified conditional use permit for a “Children’s Home” At 517 S. 4th Street with the following conditions:

1. The facility shall be licensed by the state and shall meet all city, county and state requirements pertaining to operation, facilities, equipment, and other features.
2. Off-street hard surfaced parking spaces shall be provided to accommodate one vehicle for each six beds. Any fraction shall be rounded up. Such parking shall meet the requirements of the Off-Street Parking and Loading Regulations.
3. A "hard surfaced" loading zone capable of accommodating one car for every ten occupants shall be provided in addition to the required parking spaces in order to provide for easy pickup and discharge of passengers.
4. Any visitors of the facility shall not block the alley or private drives.
5. The total number of residents cannot exceed eight (8).
6. The residents shall be from any county contracted with the Kansas Department of Children and Family Services.
7. No occupants may be criminal offenders, juvenile delinquents and/or going through law enforcement proceedings.
8. The facility shall be operated in a manner that will not adversely affect other properties and uses in the area.
9. The facility shall provide a visual screen along all property lines abutting any residential use, such screening shall be a 6’ privacy fence on the north property line.
10. Said facility shall be allowed one sign, not to exceed 18 inches by 36 inches in dimension, which shall be attached to the house.
11. Outdoor storage of materials shall be permitted insofar as such materials or equipment are utilized as part of the facility operation.
12. The conditional use permit is not transferable to another property owner or to another location.
13. The applicants must be in compliance with all City codes and must continue to be in compliance with all City codes. This would include the requirement to acquire a City occupation license which must be renewed annually.

SUGGESTED MOTION I move to accept the recommendations from the Planning Commission and adopt a resolution rescinding Resolution 2020-009 and approving a conditional use permit for a “Children’s Home” At 517 S. 4th Street with modified conditions.

SUPPORTING DOCUMENTS

1. Staff Report to the Planning Commission
2. Resolution 2021-29
3. Unapproved August 3, 2021 Planning Commission minutes