CITY OF BLAIR

Planning & Zoning Department

Conditional Use Permit
Certificate of Approval

Pursuant to Article XIV Section 1403 of the City of Blair Zoning Regulations, you are being notified that the Blair City Council on November 24, 2026, approved the Conditional Use Permit for **N & N Learning Tree Academy** located at **942 Grant Street**. The plan, to **operate a child daycare center**, was prepared by the applicant and submitted October 15, 2026.

The Conditional Use Permit application consists of the following:

Application for Replat	page 1 of 1	10/15/2026
List of Neighboring Property Owners within 300 Feet	page 1 of 1	No Date
Site Plan – Existing Conditions	sheet 1 of 3	10/15/2026
Site Plan – Impacted Parking	sheet 2 of 3	10/15/2026
Site Plan – Proposed Conditions	sheet 3 of 3	10/15/2026

The following statements are made relative to the requirements of the zoning ordinance:

1. This site does not adjoin nor is it across an alley from a residential district. (§801.05(1))
2. No open storage of materials is being proposed. (§ 801.05 (2))
3. Activities or installations the would be objectional to persons living or working in the vicinity in the ways listed in the ordinance are not being proposed. (§ 801.05(3))
4. With the exception of the proposed play area along the alley, access to the site will not be altered. The proposed play area does not impede the entire length of the alley access, and such access can still be made west of the play area. (§ 1403.01)
5. The parking proposed by the applicant meets the requirements of the ordinance. (§1403.02)
6. The proposed outdoor play area will displace the current dumpster setup on the property. This can be easily accommodated by moving the dumpsters elsewhere on the property. (§1403.03)
7. Utilities will not be altered within the scope of the zoning ordinance. (§1403.04)
8. No screening is shown; the property is in a Highway Commercial district with no residential district adjoining the proposal. (§1403.05)
9. Signage will be similar to what is in place elsewhere on the property. Any new signs will need to conform to the sign requirements of the ordinance. (§ 1403.06)
10. The proposal meets the yard requirements of the ordinance. (§1403.07)
11. A daycare is compatible with the district and the current uses on the subject property as well as adjoining properties. (§ 1403.08)

The conditions of approval are listed below:

1. No open storage of materials is permitted with this use. This condition applies only to the daycare use addressed by this Conditional Use Permit.
2. Children enrolled in the daycare shall be between the ages of six months and twelve years.
3. Applicant shall work with the property owner and Planning Director on the placement of the dumpsters displaced by the outdoor play area
4. This Conditional Use Permit shall expire three years hence, or November 24, 2029.

All applicable standards and requirements of the Blair Subdivision Regulations remain in full force and effect. Approval of this application does not imply compliance with other City, State, or Federal requirements. It is the applicant's responsibility to obtain approvals for any such requirements. Approvals under other requirements do not automatically negate the provisions of this Certificate. If a change is necessitated by another jurisdiction, the applicant must also obtain approval of an amendment to this Certificate.

Any person aggrieved by this decision may appeal to a court of competent jurisdiction within thirty days of the date inscribed below.

for the
BLAIR CITY COUNCIL

David W. McFarland, III, AICP
Planning & Zoning Director

November 24, 2026
RN #2026-41411