CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026

MEMO TO: Blair City Council & Mayor

FROM: David W. McFarland, III, Planning & Zoning Director

RE: Conditional Use Permit – Day Care Facility, 942 Grant Street

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SUMMARY:

Council is asked to consider a conditional use permit for N & N Learning Tree Academy to operate a child day care at 942 Grant Street for three years. The application is in general conformity with the zoning.

PREVIOUS ACTION:

The Blair City Planning Commission considered this application at a duly advertised hearing on November third. The Commission has forwarded a cover letter, a check of compliance against the rules governing exceptions under our zoning regulations, and a recommended Certificate of Approval.

BACKGROUND/DISCUSSION:

N & N Learning Tree Academy is proposing a licensed child daycare center to be located at 942 Grant Street, in the Highway Commercial zone. Day care centers are permitted in the Highway Commercial zone through the issuance of a Conditional Use Permit, which then introduces several requirements which must be met for the issuance of the permit. The Zoning Ordinance requires the Planning Commission to specifically address each consideration in its recommendation to City Council; please see the attached sheet on Rules Governing Exceptions. The proposal is sound overall. Of note:

- The daycare will be located in the northwest corner of a multi-use building.
- The applicant will be replacing eight parking spaces with an outdoor play area.
- There will be 127 parking spaces available for all on-site uses/tenants.
- The existing HP spaces will be relocated to be adjacent to the play area.
- Children served will be between the ages of six weeks and twelve years.

This conditional use permit meets the requirements of the zoning district as well as the supplemental rules governing conditional uses.

FINANCIAL IMPLICATIONS:

No direct financial impact to the City is anticipated. The applicant will be responsible for construction, utility, and permit costs.

RECOMMENDATION:

Both staff and the Planning Commission recommend approval with conditions in accordance with the attached Certificate of Approval.