



**ZONING BOARD OF ADJUSTMENTS  
AGENDA**

**Tuesday, March 18, 2025 - 1:00 AM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF MINUTES**
- 6. PROOF OF PUBLICATION/POSTING**
- 7. REVIEW OF MEETING PROCEDURES**
- 8. PUBLIC HEARINGS**

**A. CASE #CU-25-002**

Public hearing on the request of Heather Davis for a conditional use permit to allow a 'day care service' establishment in an R-3/Low Density Multifamily Residential District on property legally described as part of the SW1/4 SW1/4 of Section 10-74-44, City of Council Bluffs, Pottawattamie County, Iowa, and being more particularly described in the case staff report. Location: 3205 Renner Drive, Council Bluffs, Iowa.

**9. OTHER BUSINESS**

**10. ADJOURNMENT**

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at [cgibbons@councilbluffs-ia.gov](mailto:cgibbons@councilbluffs-ia.gov).

## Zoning Board of Adjustment Communication

Department: Community  
Development

Case/Project No.: CU-25-002

CASE #CU-25-002

Council Action: 3/18/2025

Submitted by: Christopher

Gibbons, Planning Manager, and

Moises Monrroy, Planner

### Description

Public hearing on the request of Heather Davis for a conditional use permit to allow a 'day care service' establishment in an R-3/Low Density Multifamily Residential District on property legally described as part of the SW 1/4 SW 1/4 of Section 10-74-44, City of Council Bluffs, Pottawattamie County, Iowa, and being more particularly described in the case staff report. Location: 3205 Renner Drive, Council Bluffs, Iowa.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

3/13/2025

**TO:** Zoning Board of Adjustment  
**FROM:** Community Development Department  
**DATE:** March 18, 2025  
**RE:** **CASE #CU-25-002**  
**REQUEST:** Public hearing on the request of Heather Davis for a conditional use permit to allow a ‘day care services’ establishment in an R-3/Low Density Multifamily Residential District on property legally described as part of the SW ¼ SW ¼ of Section 10-74-44, being more particularly described as follows: Commencing at the Southeast Comer of said SW ¼ SW ¼ of Section 10-74-44; thence North 1138.20 feet to the South line of Renner Drive, Twin City Plaza; thence West 185.0 feet; thence Westerly 7.19 feet along a 390 foot radius curve concave Southerly to the point of beginning; thence South 644.39 feet; thence West 197.82 feet; thence North 508.24 feet; thence North 32°W, 66.15 feet; thence N 58°E, 39.37 feet; thence Northeasterly 210.63 feet along a 390 foot radius curve concave Southeasterly to the point of beginning, City of Council Bluffs, Pottawattamie County, Iowa.

**APPLICABLE CODE SECTIONS:** **Section 15.02.020 Zoning Board of Adjustment**  
The Zoning Board of Adjustment shall have the following powers, pursuant to this ordinance:

B. To make final decisions on applications for conditional uses.

**Section 15.10.030 Conditional Uses in the R-3/Low Density Multifamily Residential District**

F. Day care services.

**LEGAL DESCRIPTION:** A part of the SW ¼ SW ¼ of Section 10-74-44, being more particularly described as follows: Commencing at the Southeast Comer of said SW ¼ SW ¼ of Section 10-74-44; thence North 1138.20 feet to the South line of Renner Drive, Twin City Plaza; thence West 185.0 feet; thence Westerly 7.19 feet along a 390 foot radius curve concave Southerly to the point of beginning; thence South 644.39 feet; thence West 197.82 feet; thence North 508.24 feet; thence North 32°W, 66.15 feet; thence N 58°E, 39.37 feet; thence Northeasterly 210.63 feet along a 390 foot radius curve concave Southeasterly to the point of beginning, City of Council Bluffs, Pottawattamie County, Iowa.

**LOCATION:** 3205 Renner Drive, Council Bluffs, IA 51501.

**APPLICANT:** Heather Davis, 25940 295<sup>th</sup> Street, Neola, IA 51559.

**OWNER:** My Fathers House Ministries, Inc., 3205 Renner Drive, Council Bluffs, IA 51501.

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**BACKGROUND INFORMATION** – The Community Development Department has received a request from Heather Davis for a conditional use permit to allow a ‘day care services’ establishment in an R-3/Low Density Multifamily Residential District on property legally described as part of the SW ¼ SW ¼ of Section 10-74-44, being more particularly described as follows: Commencing at the Southeast Comer of said SW ¼ SW ¼ of

Section 10-74-44; thence North 1138.20 feet to the South line of Renner Drive, Twin City Plaza; thence West 185.0 feet; thence Westerly 7.19 feet along a 390 foot radius curve concave Southerly to the point of beginning; thence South 644.39 feet; thence West 197.82 feet; thence North 508.24 feet; thence North 32°W, 66.15 feet; thence N 58°E, 39.37 feet; thence Northeasterly 210.63 feet along a 390 foot radius curve concave Southeasterly to the point of beginning, City of Council Bluffs, Pottawattamie County, Iowa.

The applicant has operated a state-licensed Montessori education program (Montessori Children's House) in Council Bluffs since 1975. The applicant currently rents out a space from St. John's United Church of Christ at 400 Cloverdale Drive (located outside of City limits). The applicant is currently in the process of acquiring property addressed at 3205 Renner Drive, which is the former location of My Father's House Ministries. The applicant intends to relocate their operation to the existing building on the subject property and expand their education program. The purpose of this request is to allow the applicant to continue to operate their education program at their new location.

The hours of operation are Monday through Friday from 9:00 a.m. to 3:00 p.m. The operation consists of three full-time teachers (including the applicant). The applicant intends to update their state-issued child care license in order to be able to provide care for up to 52 children ages 3-6.

The following attachments have been included for your reference:

Attachment A: Location/Zoning Map  
Attachment B: Letter of Intent  
Attachment C: Site Plan  
Attachment D: Floor Plan

**CURRENT ZONING AND LAND USE** – The subject property is zoned R-3/Low Density Multifamily Residential District. Surrounding properties to north, south, east and west are also zoned R-3 District. Land uses in the vicinity include a pre-school/elementary school (Kreft Primary School) to the north and apartment buildings (Twin City Square and RiverEast) to the south, east, and west. The future land use map of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Public/Semi-public.'

The following photographs show the existing conditions of the subject property:



**Exhibit A:** Looking south toward the existing building on the subject property (formerly My Father's House Ministries)



**Exhibit B:** Looking south towards the existing parking lot on the subject property





**Exhibit C:** Looking south toward the rear yard



**Exhibit D:** Looking west toward the proposed outdoor playground/classroom area



**Exhibit E:** Looking southwest toward Twin City Square apartments



**Exhibit F:** Looking southeast toward RiverEast apartments



**Exhibit F:** Looking north toward Kreft Primary School

**NEIGHBORHOOD RESPONSE** – All property owners within 200 feet were notified of the conditional use permit request. The Community Development Department has not received any responses regarding this request as of the date of this report.

**CITY DEPARTMENTS AND UTILITIES** – All City departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

A. The Community Development Department had the following comments:

1. ‘Day care services’ is defined in Section 15.03.180, Definitions, of the Council Bluffs Municipal Code (Zoning Ordinance) as a facility that provides “temporary care for six or more individuals during part of the twenty-four-hour day; the term includes nursery schools, preschools, day care centers for children or adults, and similar uses.” Montessori Children’s House would fall under this definition.
2. The minimum lot area requirement for property zoned R-3/Low Density Multifamily Residential District is 5,000 square feet. The subject property contains 2.87 acres (125,027 square feet) in area, which exceeds the minimum lot size requirements for the R-3 District.
3. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as ‘Public/Semi-public.’ The plan defines ‘Public/Semi-public’ as uses that “support activities for the benefit of the general public” and include schools, places of worship, libraries, government offices, social service providers, etc. The proposed ‘day care services’ establishment is compatible with the ‘Public/Semi-public’ designation as Montessori Children’s House provides an essential service (child care) to the general public.
4. No additional structures are proposed at this time. Any future buildings and/or building additions constructed at this site shall comply with R-3 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).
5. All off-street parking areas, drive aisles, and circulation routes shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. The minimum number of required parking spaces for ‘day care services’ is based on a calculation of one space per six children, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). Since the applicant intends to provide care for up to 52 children, a minimum of nine off-street parking spaces are required on the subject property. As per the submitted site plan (see Attachment ‘C’), the existing parking lot on the subject property contains 15 spaces. The applicant has indicated the parking lot could be expanded in the future, although there are no plans to proceed with the expansion at this time. The proposed parking lot expansion would provide an additional 14 spaces, for a total of 29 parking spaces.
    - i. The proposed expansion of the existing parking lot includes the construction of a second driveway that would extend from the new parking lot, loop around the west of side of the building, and connect onto Renner Drive.
  - b. As per Section 15.23.030(A)(1), Required Parking and Aisle Widths, of the Council Bluffs Municipal Code (Zoning Ordinance), the minimum required depth for a parking stall is 18 feet. As per said CBMC Section 15.23.030(A)(1), the minimum required width for a drive aisle on a

parking lot with perpendicular parking is 24 feet. The existing parking lot is approximately 54 feet in width, which is not sufficient to accommodate two rows of parking and a 24-foot wide drive aisle. As such, the existing parking lot is nonconforming. Since the amount of required parking for the proposed 'day care services' establishment is not an increase of 50% or more from the number of required parking spaces for the previous land use, no additional improvements are required at this time. However, at the time of the proposed parking lot expansion, all off-street parking areas and drive aisles shall be brought into compliance with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).

- c. As per Section 15.23.030(A)(4)(a) of the Council Bluffs Municipal Code (Zoning Ordinance), a minimum of five feet of landscaped area is required between a parking surface and the property line. The submitted site plan (see Attachment 'C') shows the proposed parking lot expansion will not meet the required five-foot setback. The proposed parking lot expansion shall be redesigned to ensure compliance with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - d. A parking lot permit shall be required for the proposed parking lot expansion.
6. Off-street parking for the proposed 'day care services' establishment shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
  - a. The submitted site plan (see Attachment 'C') shows one parking space for persons with disabilities will be provided on the existing parking lot. The existing parking lot will comply with Section 661—18.6(2) of the Iowa Administrative Code, which states that parking lots with a total of 10 to 25 parking spaces must provide a minimum of one parking space for persons with disabilities. For parking lots with a total of 26 to 50 parking spaces, a minimum of two parking spaces for persons with disabilities must be provided. As such, an additional parking space for persons with disabilities shall be required at the time of the proposed parking lot expansion.
7. All required parking spaces and ADA signs on the existing parking lot shall be striped and installed prior to the operation of the proposed 'day care services' establishment.
8. The submitted site plan (see Attachment 'C') shows a privacy fence will be installed behind the building to accommodate an outdoor playground/classroom area. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
9. As per the submitted letter of intent (see Attachment 'B'), the applicant will replace the existing window sign for My Father's House Ministries located on the front door of the building with a sign to advertise Montessori Children's House. No additional signage is proposed at this time. Any future signage proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. As per Section 15.33.080(J) of the Council Bluffs Municipal Code (Zoning Ordinance), window signs are exempt from the provisions of CBMC Chapter 15.33, Signs.

10. No new outdoor lighting is proposed. Any outdoor lighting proposed to be installed on the subject property shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
- B. The Council Bluffs Public Works Department stated that all proposed site improvements shall be completed in accordance with current standards and specifications. They also stated the applicant shall obtain all necessary permits to complete the proposed improvements.
- C. The Council Bluffs Fire Department stated that they have no comments on the request.
- D. The Council Bluffs Police Department stated that they have no comments or objections to the request.
- E. Council Bluffs Water Works stated that they have no comments on the request.
- F. MidAmerican Energy stated that they have no questions or concerns with the request.

**COMMENTS** – The development and execution of the Ordinance (Title 15) is based upon the division of the City into districts. Within each district the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, are substantially uniform. It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private, and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. (§15.02.090(A) – *Conditional Uses*)

The Zoning Board of Adjustment shall make findings of fact, based upon the evidence presented at the public hearing, with respect to each of the applicable standards in Section 15.02.090(E), Findings of Fact.

The Zoning Board of Adjustment may impose such conditions and restrictions upon the location, construction, design and use of the property benefitted by a conditional use as may be necessary or appropriate to protect the public interest, adjacent property and property values. Failure to maintain such conditions or restrictions as may be imposed shall constitute grounds for revocation of the conditional use. The terms of relief granted, including any conditions or restrictions, shall be specifically set forth in the concluding statement separate from the findings of fact. No conditional use shall be approved unless the Zoning Board of Adjustment makes findings of fact based directly on the standards and conditions imposed by this section. The findings of fact are presented below in *italics*:

- A. *The proposed conditional use will comply with all applicable regulations of this Ordinance, including lot requirements, bulk regulations, use limitations, and all other standards or conditions contained in the provisions authorizing such use. The minimum lot area requirement for property zoned R-3/Low Density Multifamily Residential District is 5,000 square feet. The subject property contains 2.87 acres (125,027 square feet) in area, which exceeds the minimum lot size requirements for the R-3 District.*

The applicant has operated a state-licensed Montessori education program (Montessori Children's House) in Council Bluffs since 1975. The applicant intends to update their state-issued child care license in order to be able to provide care for up to 52 children ages 3-6.

- B. *Adequate utility, drainage, and other necessary facilities or improvements have been or will be provided. The subject property is serviced with all necessary utilities. As such, no additional utility service extensions and/or infrastructure improvements will be required as part of this conditional use permit.*



- C. *Adequate access roads or entrance and exit drives will be designed and built to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. The subject property has direct frontage onto Renner Drive. There is an existing driveway and parking lot to the east of the existing building on the subject property. The proposed expansion of the existing parking lot includes the construction of a second driveway that would extend from the new parking lot, loop around the west of side of the building, and connect onto Renner Drive. All proposed site improvements shall be completed in accordance with current standards and specifications.*

Since the applicant intends to provide care for up to 52 children, a minimum of nine off-street parking spaces are required on the subject property. As per the submitted site plan (see Attachment 'C'), the existing parking lot on the subject property contains 15 spaces; however, since the existing parking lot only measures 54 feet in width, it is not sufficient to accommodate two rows of parking and a 24-foot wide drive aisle and thus it is nonconforming. Since the amount of required parking for the proposed 'day care services' establishment is not an increase of 50% or more from the number of required parking spaces for the previous land use, no additional improvements are required at this time.

The proposed parking lot expansion would provide an additional 14 spaces, for a total of 29 parking spaces. At the time of the proposed parking lot expansion, all off-street parking areas and drive aisles shall be brought into compliance with the standards in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance). and Chapter 661—18, *Parking for Persons with Disabilities*, of the Iowa Administrative Code.

All required parking spaces and ADA signs on the existing parking lot shall be striped and installed prior to the operation of the proposed 'day care services' establishment.

No traffic conflicts or congestion on the adjacent public streets are anticipated to occur. No additional improvements are necessary for the request.

- D. *All necessary permits and licenses required for the operation of the conditional use have been obtained, or it clearly states that such permits are obtainable for the proposed conditional use on the subject property. A child care license issued by the Iowa Department of Human Services is required for 'day care services.' The applicant has operated a state-licensed Montessori education program (Montessori Children's House) in Council Bluffs since 1975. The applicant intends to update their state-issued child care license in order to be able to provide care for up to 52 children ages 3-6. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.*
- E. *All exterior lighting shall be shaded as necessary to direct the light away from neighboring residential properties. No new outdoor lighting is proposed. Any outdoor lighting proposed to be installed on the subject property shall comply with the standards in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance).*
- F. *The location and size of the conditional use, the nature and intensity of the activities, to be conducted in connection with it, the size of the site, and the relationship of the site to adjacent roadways shall be considered to assure the use is in harmony with the appropriate and orderly development of the district and the neighborhood in which it is located. The minimum lot area requirement for property zoned R-3/Low Density Multifamily Residential District is 5,000 square feet. The subject property contains 2.87 acres (125,027 square feet) in area, which exceeds the minimum lot size requirements for the R-3 District. Land uses in the vicinity include a pre-school/elementary school (Kreft Primary School) to the north and*

apartment buildings (Twin City Square and RiverEast) to the south, east, and west. The proposed 'day care services' establishment is compatible with the surrounding land uses.

The future land use map of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Public/Semi-public.' The proposed 'day care services' establishment is compatible with the 'Public/Semi-public' designation as Montessori Children's House provides an essential service (child care) to the general public.

- G. *The location, nature and height of buildings, structures, walls, and fences on the site, and the nature and extent of landscaping and screening on the site shall be designed so that the use will not reasonably hinder or discourage the appropriate development, use, and enjoyment of the adjacent land, buildings and structures. No additional structures are proposed at this time. Any future buildings and/or building additions constructed at this site shall comply with R-3 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).*

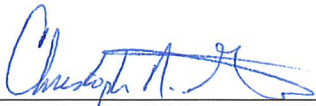
The submitted site plan (see Attachment 'C') shows a privacy fence will be installed behind the building to accommodate an outdoor playground/classroom area. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

- H. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public. If operated in accordance with the comments and conditions outlined in this report, the proposed 'day care services' establishment will have no adverse impact on the property values of existing properties in the surrounding area.*

**RECOMMENDATION** – The Community Development Department recommends approval of the request for a conditional use permit to allow a 'day care services' establishment in an R-3/Low Density Multifamily Residential District on property legally described as part of the SW ¼ SW ¼ of Section 10-74-44, being more particularly described as follows: Commencing at the Southeast Corner of said SW ¼ SW ¼ of Section 10-74-44; thence North 1138.20 feet to the South line of Renner Drive, Twin City Plaza; thence West 185.0 feet; thence Westerly 7.19 feet along a 390 foot radius curve concave Southerly to the point of beginning; thence South 644.39 feet; thence West 197.82 feet; thence North 508.24 feet; thence North 32°W, 66.15 feet; thence N 58°E, 39.37 feet; thence Northeasterly 210.63 feet along a 390 foot radius curve concave Southeasterly to the point of beginning, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

- A. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State, and local codes. The applicant shall maintain a valid child care license from the Iowa Department of Human Services for the proposed 'day care services' establishment at all times.
- B. The hours of operations are Monday through Friday from 9:00 a.m. to 3:00 p.m.
- C. Any future buildings and/or building additions constructed at this site shall comply with R-3 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).

- D. All off-street parking areas, drive aisles, and circulation routes shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
1. At the time of the proposed parking lot expansion, all off-street parking areas and drive aisles shall be brought into compliance with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
  2. A parking lot permit shall be required for the proposed parking lot expansion.
- E. Off-street parking for the proposed 'day care services' establishment shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
1. An additional parking space for persons with disabilities shall be required at the time of the proposed parking lot expansion.
- F. All required parking spaces and ADA signs on the existing parking lot shall be striped and installed prior to the operation of the proposed 'day care services' establishment.
- G. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
- H. Any future signage proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).
- I. Any outdoor lighting proposed to be installed on the subject property shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
- J. Any modifications to the approved conditional use permit which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed and approved by the Zoning Board of Adjustment prior to such changes being made. Minor modifications to the approved conditional use permit that result in a design that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.



Christopher N. Gibbons, AICP  
Planning Manager  
Community Development Department



Moises Monrroy  
Planner  
Community Development Department



# CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT

## CASE #CU-25-002 LOCATION/ZONING MAP

### Legend

 Subject Property

0 80 160



1 inch = 125 feet

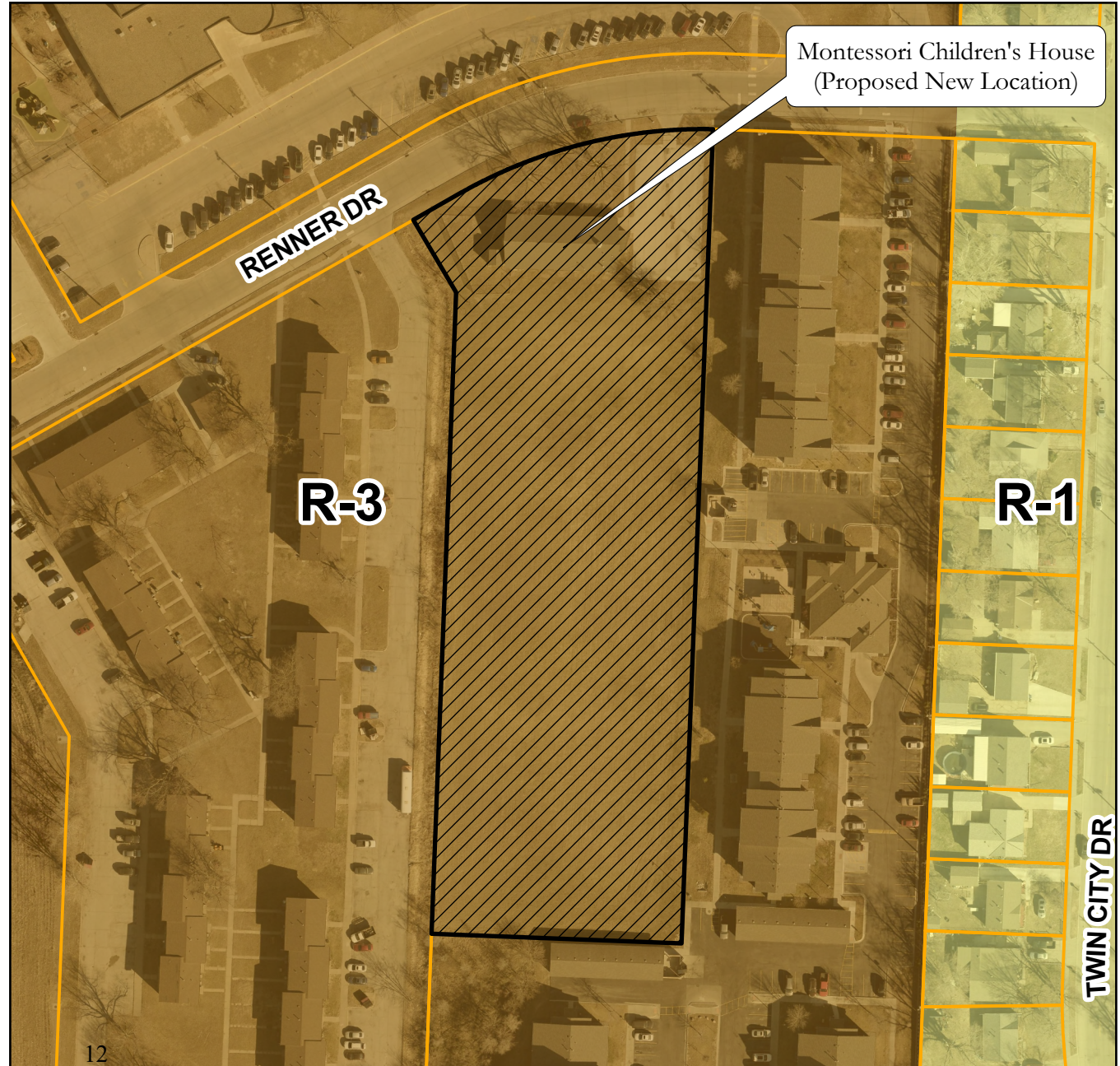


Last Amended: 2/20/25



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

**DISCLAIMER**  
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibility for errors, if any, in the information contained on this map of the nature of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



## Attachment 'B'

Montessori Children's House has been operating in Council Bluffs since 1975. I have been the owner since 2006. We currently rent space from a church where we have been for 30 years. Montessori Children's House is currently licensed for 35 students (we choose to only fill 32 spots per class time) but we serve about 100 students each year. We are licensed as a childcare but currently offer ½ day preschool. Children attend 2,3 or 5 days per week which allows us to serve more children. Three teachers work full time, this includes me and two others. They have worked at MCH for 5, and 9 years, respectively. We are open from Labor Day to Mid-May with a school year schedule. Currently, we also offer summer camp for 8 days in June and 8 days in July as an enrichment program for our students. Summer camp operates the same hours as the regular school year and drop off and pick-up work the same.

If granted the conditional use permit for the property at 3205 Renner Drive we will be able to expand our current program to include all day care. I anticipate the license to be for a minimum of 36 students. Allowing enrollment for up to an additional 16 students. All day care is much needed in the community. The large outdoor area and additional classroom space will make an all-day program possible.

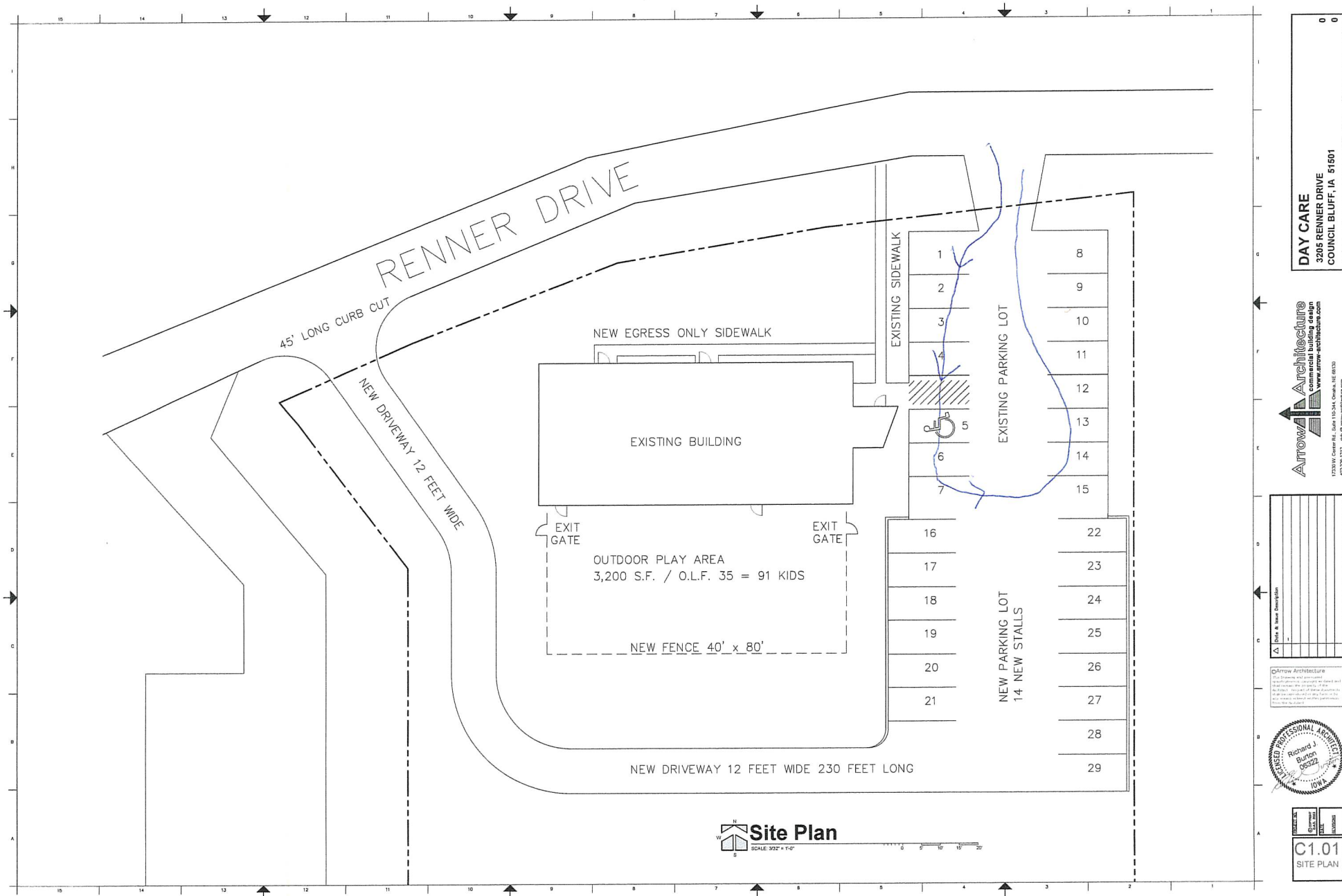
We operate between the hours of 9 A.M. to 3 P.M. Morning classes are 9:00-11:30 and afternoon classes are 12:30-3:00. We do drive through drop off and pick up and can have all students unloaded and loaded in 10-15 minutes. The drop off times are staggered to not interfere with Kreft's scheduled drop-off and pick up times.

The space will work perfectly as is for our Montessori program that serves children aged 3-6 years of age. We are excited to be located near Kreft primary school as many of our families have children that attend both schools. We also have a long-standing working relationship with LC school district. Many of our students will attend LC schools. We also enroll children that will eventually attend CBCSD, St. Albert, Heartland Christian, Treynor, Underwood, Tri-Center, Bellevue, Missouri Valley, and other area schools.

We do not plan to add any signage or lighting. We will replace the label on the front door with our current logo. We will be adding a privacy fence in the rear of the building to allow for outdoor classroom that is secure and private for the protection and safety of our students. We do not plan to add playground equipment. The outdoor space will be an extension of the classroom.

The parking space available is adequate and meets our needs for teacher parking for 3 teachers, and an area for drop-off and pickup, and an occasional visitor. The drawing includes an expanded parking area and driveway that could be added in the future but there are no plans to do that at this time.





# Attachment 'D'

