

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Sep 01 2026

Agenda Item: Consideration for a Use on Review at 3362 Davenport Loop, Sturgis, South Dakota to operate an in-home daycare.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Skyler McVay

Request:

Use on Review for an in-home business (Daycare)

Property Address:

3362 Davenport Loop, Sturgis, SD 57785

Legal Description:

Davenport Ranch Addition Lot 3 Block 2

Hearing Dates:

- **Planning Commission:** September 1, 2026, at 5:30 PM MT
- **Board of Adjustment:** September 8, 2026, at 6:30 PM MT

Summary of Request:

The applicant, Skyler McVay, has submitted an application for a Use on Review to operate a small in-home daycare at 3362 Davenport Loop.

The proposed in-home daycare will serve a maximum of eight (8) children ranging in ages from two (2) to five (5) years.

Operating hours will be from 7:30 am to approximately 4:30-5:00 pm Monday through Friday.

In-home daycare services are permitted in residential zoning districts subject to approval of a Use on Review by the Board of Adjustment, following the recommendation from the Planning Commission.

Traffic and Parking:

Parents are expected to drop their children off between 7:30am to 9:00am. Pick up will be between 4:00pm to 5:00 pm.

Traffic is expected to intermittent during those drop off and pick up time frames.

Parking in the driveway will be preferred for drop off and pick up and space allows for two parked vehicles.

Noise:

Noise levels are anticipated to remain consistent with normal residential activity.

Outdoor activities will be approximately 30 minutes to an hour which will occur during daytime hours as weather permits.

Signage:

No signage is proposed for the property.

Neighborhood Compatibility:

The daycare will operate in a manner that will not create nuisances, hazards, or adverse impacts to the surrounding properties.

This use is intended to remain secondary to the primary residential use of the property.

Surrounding Land Use:

The surrounding area consists primarily of residential uses. The proposed in-home daycare is intended to function within the existing residential setting without altering the character of the neighborhood.

Public Notification:

In accordance with the City requirements, notice of the public hearing was mailed to all property owners within 200 ft of the subject property. The notification provided the date, time, and location of the public hearings. A physical sign was also posted on the property.

DISCUSSION:

In reviewing a Use on Review application, the Planning Commission and Board of Adjustment must consider whether the proposed use:

- Is compliant with the surrounding neighborhood
- Will not be detrimental to public health, safety, or welfare
- Will not create excessive noise, traffic, or parking issues
- Is consistent with the intent of the zoning district
- Can be conditioned, if necessary, to mitigate any potential impacts

Staff has reviewed the application and finds that:

- In-home daycare services are compatible with residential neighborhoods when appropriately limited in size and hours.
- The proposed maximum of eight (8) children is consistent with typical small in-home daycare operations.
- Traffic impacts are expected to be minimal and limited to those drop off and pick up time frames.
- No signage or exterior changes are proposed that would alter the residential appearance of the property.

Staff finds that the request, as proposed, meets the general intent of the Use on Review criteria, provided the operations remain consistent with the submitted application.

Should the Planning Commission recommend approval, staff suggests the following conditions be considered by the Board of Adjustment:

- The in-home daycare shall be limited to eight (8) children
- Hours of operation remain during daytime hours between 7:30am to 5:00pm Monday through Friday
- No signage related to the business be permitted on the property
- The use shall remain secondary to the primary residential use
- Any expansion or changes in the scope of the business shall require additional review and approval

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning

BUDGET IMPACT:

None anticipated

RECOMMENDATION:

Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home daycare at 3362 Davenport Loop, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustment.

ATTACHMENTS:

[3362 Davenport Loop - Zoning Map](#)

[3362 Davenport Loop - 200 ft addresses map](#)

[3362 Davenport Loop - Certified Mail](#)

Approved By:

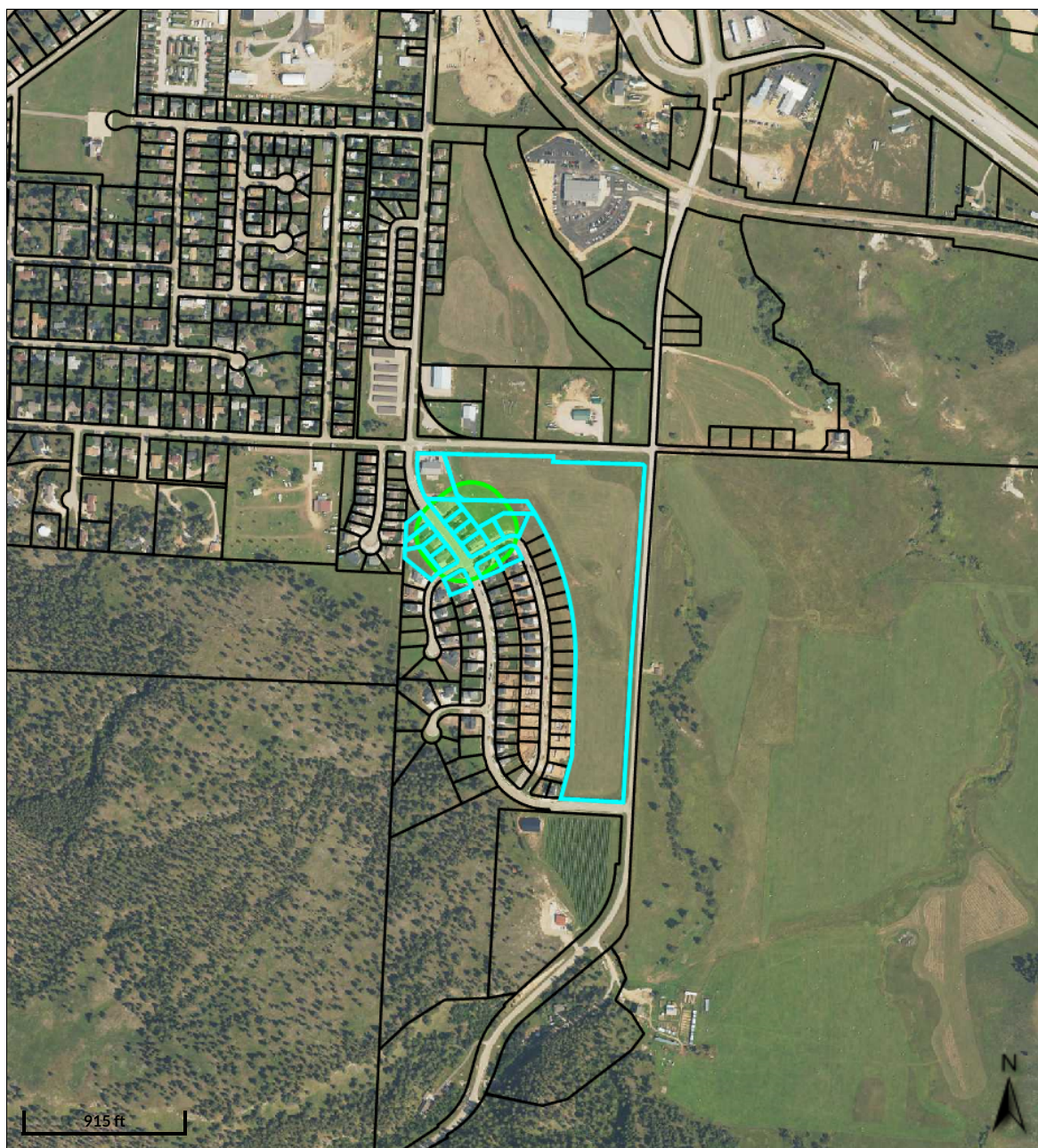
Rick Bush, Director of Public Works

Status:

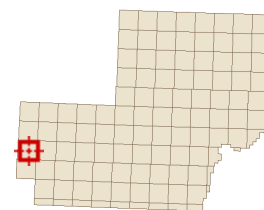
Approved - Aug 21 2026



**3362 DAVENPORT LOOP -
ZONING MAP
MEDIUM DENSITY RESIDENTIAL**



Overview



Legend

 Parcels 2026

Date created: 8/12/2026
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