

Conditional Use Appeal, 237 Spring Street, Lorna Leo

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

*1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone;*

The volume of traffic in the neighborhood will be virtually unchanged. The child care program will serve primarily school teachers and families in the neighborhood. I live in the neighborhood and will walk to work, leaving my vehicle at home. My staff can also park in my private driveway and walk to work. The program will serve not more than 12 families, with parents dropping their children off at the facility in the morning and picking their children up in the afternoon. There is no need for expanded pavement. The property has ample parking for up to 8 vehicles that could be used for drop off and pick up. Additionally, there is on street parking immediately in front of the building on both the Spring Street and Clark Street sides. There is also a 5 minute drop off zone for the Reiche Elementary School on Clark Street. Parents could use that zoned area, if needed, for dropping off and picking up their children since the opening and closing times of the child care program will occur before the start of and after the end of the elementary school day. The hours of operation will be Monday – Friday, 7:00a.m. – 5:30 p.m.

*2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter;*

The proposed use is a child care facility, not a manufacturing or other mechanical service business that would generate loud noise, emissions, odor, lighting, litter, or other polluting issue. The program will strive to maintain a safe and healthy environment for the children in our care and for the surrounding neighbors.

*3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.*

There are no proposed changes to the structure or landscaping of the property. The footprint of the building will remain unchanged. There is currently a sign on the front of the building from the last business tenant. There will be no loading deliveries needed by the business. Trash or waste generation will not be substantial: less than one small city trash bag per day. Trash will be stored in a large receptacle out of sight from the street. There is no storage of any manufacturing materials, etc. needed. Noted was the fact that the city clears the sidewalk of snow on the Clark Street side of the property. The conditions that were observed when visiting the property this winter were less than desirable. The program will keep the sidewalks well cleared and the area cleaned of any refuse, excess dirt, leaf fall, etc. The program will strive to improve the appearance and condition of the space it will use.