

Mapleton City Planning Commission Staff Report

Meeting Date: April 22, 2010

Item #: 2

Owner's: Nicole Steiner and Meghan Warren

Prepared by: Cory Branch

Current Zone: I&M-1

General Plan Designation: Industrial & Manufacturing – 1

Council Action Required: No

REQUEST:

Nicole Steiner and Meghan Warren, owner's of Kinder Garden, requests a Conditional Use Permit for a preschool on property located generally at 1641 West Alvey Drive in the I&M-1 Zone.

FINDINGS OF FACT:

1. The owner's are requesting a preschool located in the Maple Creek Center Unit #C. This unit consists of approximately 480 square feet. (see Attachment 1 – Unit #C Floor Plan)
2. The IM-1 Zone allows for a preschool as a conditional use permit recognized under the land use category of child care center.
3. Attachment 2 includes a memo submitted by the owner's describing the intent of the proposed preschool.
4. Mapleton City Code requires one (1) off-street parking space per six (6) people. The owner's are proposing a maximum of sixteen (16) students per session and two (2) employees per session, thus 3 spaces will be required.
5. The Maple Creek Center is currently under construction and the overall project was approved by the Planning Commission and City Council in 2009. The uses of the Center are for warehouse/office/retail spaces having a total square footage of approximately 6,700 square feet with a total of twenty-four (24) off-street parking spaces.

STAFF RECOMMENDATION:

It is the opinion of Staff that this request promotes the purpose of the I&M-1 Zone. Staff recommends the Planning Commission approve this request subject to the owner's meeting the following conditions:

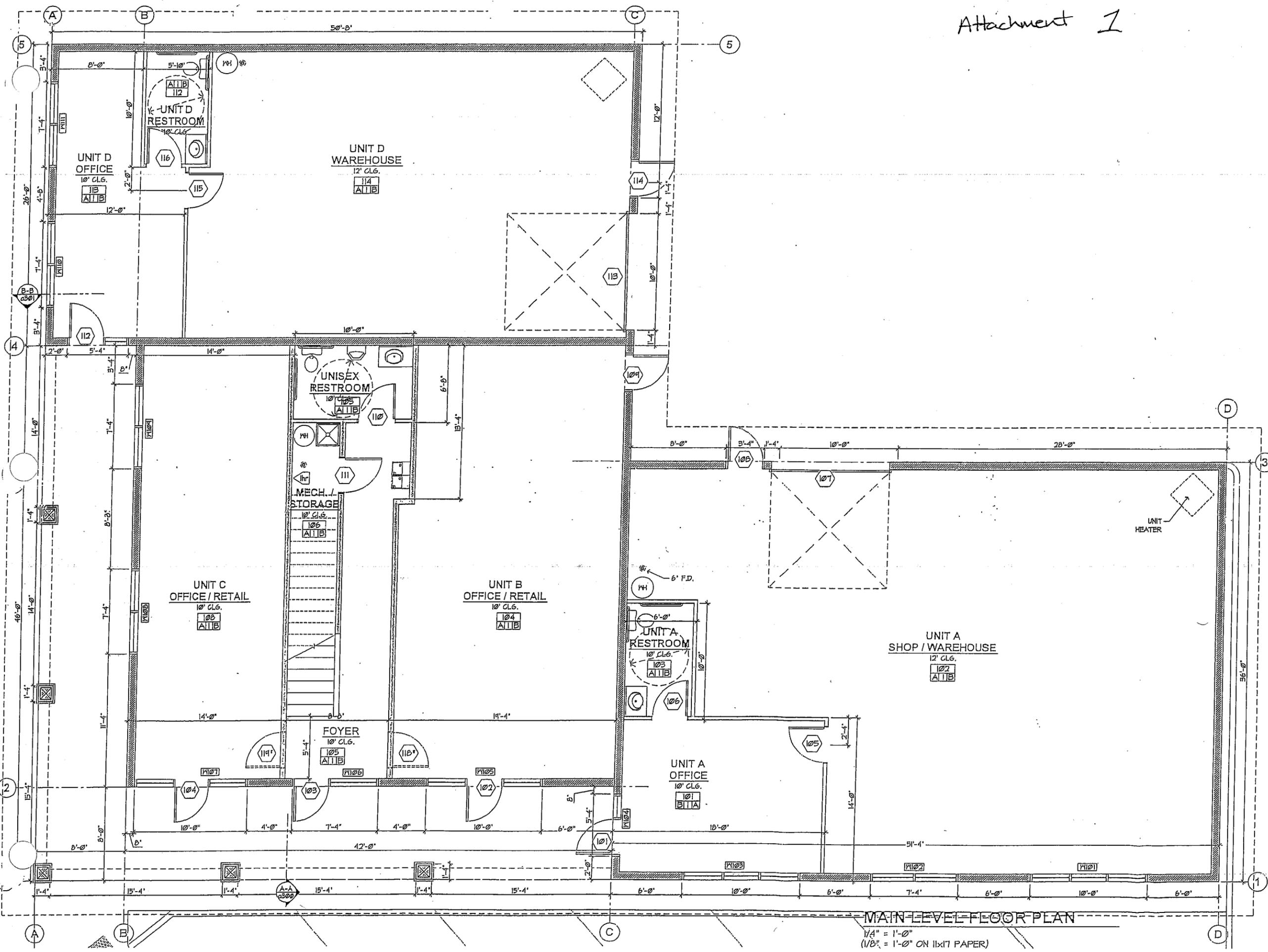
1. The owner's shall not occupy the building until a certificate of occupancy and business license has been issued by Mapleton City.
2. The owner's shall comply with all requirements of the Mapleton City Code regarding off-street parking standards as noted in the above Findings of Fact #3.
3. If complaints arise regarding the drop off and pick up arrangement the owner's must work with Mapleton City staff to resolve the issue.
4. If the owner's choose to have a sign, an application must be submitted to the City meeting all requirements of Mapleton City Code, Chapter 18.86, Signs.

SITE PHOTO:



Looking southeast at the Maple Creek Properties Building from Alvey Drive

Attachment 1



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"
 (1/8" = 1'-0" ON 11x17 PAPER)

KEYED	ES
<p>FINISH KEY</p> <p>### ROOM NUMBER</p> <p>ATTIC</p> <p>FLOOR WALLS CEILING</p>	
<p>LEGEND</p> <p>EXISTING WALLS TO REMAIN</p> <p>NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ 1/2" GYP. BD. EACH SIDE</p> <p>NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ 5/8" GYP. BD. TYPE 'X' EACH SIDE (PER GA NP 3514)</p> <p>NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ (2) LAYERS 5/8" GYP. BD. TYPE 'X' EACH SIDE (PER GA NP 4136)</p> <p>NEW CONSTRUCTION 8" CMU</p> <p>FUR DOWN CEILING</p>	

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MAPLE CREEK PROPERTIES
 LOT 18 - ALVEY BUSINESS PARK Mapleton, UT 84664
 MAIN LEVEL FLOOR PLAN

Job #	090506
Dr. By	
Ch. By	
Rev. By	
Revisions	
Date:	28 JUN 2009
Sheet:	A 101
	of

Attachment 2

To: Mapleton City

From: Nicole Steiner & Meghan Warren

Subject: Conditional Use Permit for Kinder Garden Preschool
600 South Alvey Drive

Date: March 25, 2010

Our goal for Kinder Garden Preschool is to provide a quality preschool education to children between the ages of three and five. We plan to have two adult teachers present at all times to provide instruction and ensure the happiness and safety of all children in our care. Our intent is to have two teaching sessions daily limiting our student population to sixteen students per session. Our session times will run from 9:00-11:30 a.m. and 12:30-3:00 p.m. Although Utah has no specific state policy on the provisions of pre-kindergarten, we will maintain the highest standards of excellence by following the Utah State Core Standards for preschool curriculum and ensuring that at least one of our adults is a licensed teacher in the State of Utah.

With the safety of our students in mind, we have devised an organized drop off and pick up plan. This will be communicated to the parents of our students and will be executed daily. Parents will enter Alvey Drive using Slant Road so that they are facing east when they near our building. The cars will line up on the south side of the street until room permits them to enter the parking lot. One car at a time will enter the parking lot. There will be a designated parking spot right outside the door of our preschool. Cars will pull in front of the parking stall where a preschool employee will be waiting to escort the child into or out of the building. As there will be at least two teachers present at all times, the other teacher will be waiting inside with the other students. The parent that has just dropped off or picked up their student will exit using the east opening, leaving room for the next parent to pull into the parking lot. Parents will not park their vehicles or even exit their cars during the drop off and pick up process. During their stay with us, children will remain indoors for the duration of class.

To comply with Utah State Fire Code, our entrance and exit will remain open during business hours. To ensure the safety of the children at our preschool, we will install a door alarm that immediately lets us know if the door has been opened.

As sisters who grew up in Mapleton, we have a deep desire to share our love for learning with the children in this community. We hope that you will see this business as an asset and give us the opportunity to make a difference in the lives of the children here in Mapleton City.