



**Project #19-019
North Eastern Services
Located at 265 W 1400 N**

REPORT SUMMARY...

Project Name: North Eastern Services
Proponent/Owner: Melissa Brakefield/CJC Logan LLC
Project Address: 265 W 1400 N
Request: Conditional Use Permit
Current Zoning: Commercial Services (CS)
Date of Hearing: May 23, 2019
Type of Action: Quasi-Judicial
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Conditional Use Permit for Project #19-019, North Eastern Services, for a commercial daycare with more than 16 clients at 265 W 1400 N; TIN #04-082-0036.

Land use adjoining the subject property

<i>North:</i>	CC, MR-12: multi-family residential and service provider	<i>East:</i>	CS: commercial uses
<i>South:</i>	MR-12: multi-family residential	<i>West:</i>	CS: commercial uses

Conditional Use Permit Request

The proponent is requesting a Conditional Use Permit for a commercial daycare with more than 16 clients. The Land Development Code (LDC) allows for commercial daycare with more than 16 clients in the Commercial Services (CS) zoning district with a Conditional Use Permit.

North Eastern Services (NES) contracts with the Utah Division of Persons with Disabilities (DSPD) to provide day services for persons with disabilities. NES facilities are licensed through the Utah Office of Licensing in the Department of Human Services. NES day programs provide daily support, supervision, and training in a safe and structured social setting. Day programs are designed to improve individual skills, including job skills, interpersonal relations, self-help, communication, mobility, and other life skills. Clients are at the site from 9am-3pm. The facility is licensed for up to 34 clients. Clients at this location are typically transported to the site by NES. The use of the site by clients will generally be within the primary building and the backyard area of the site.

The project site, 265 W 1400 N, was previously the campus for Cache High School, an alternative high school in the Cache County School District. The proponent proposes no new development at the site. The 1.9-acre site consists of the primary building (9,500 SF), a green house, on-site parking (14,000 SF), and landscaping. The site fronts 1400 N, which serves as the ingress/egress point. The primary building will house NES offices and day service uses.

For a Conditional Use Permit, the project is reviewed for compliance with the Land Development Code (LDC), compatibility with adjacent land uses, capacity of infrastructure, off-street parking, and landscaping.

Landscape and Open Space

The CS zone requires 20% combined open space and useable outdoor space. The site, as currently developed, has 64% open space. The site is landscaped, and consists of trees, turf

areas, planters, pathways, and gardens. The site has no street trees in the adjacent parkstrip due to overhead powerline, but instead has trees planted on the north side of the sidewalk.

Parking and Access

The site is accessed by 1400 N. This street cross section consists of an east and west travel lane, a middle turn lane, and on street parking on both the north and south sides of 1400 N. The street is signed as 30 mph. The street has adequate capacity to accommodate the proposed use. The site parking is located to the front and side of the primary building. The parking is approximate 14,000 SF and consists of 38 parking stalls. The Land Development Code (LDC) requires 1 parking stall per 500 SF of commercial daycare use. Based on the area of the primary building, 19 parking stalls are required. The parking complies with the requirements of the LDC.

Adjacent Land Use and Neighborhood Character

The area around the site consist of a mix of uses including both residential, commercial, and community service providers. With the limited day use of the site, and the use being consistent with historical use of the site as a school, it is anticipated that the activities will have minimal impact on adjacent land uses. No conditions are proposed to mitigate any impacts, as no serious impacts on surrounding land use were identified.

As the site has adequate parking and landscaping, can be safely accessed by adjacent streets, and the use would have minimal impact on the traffic in the area, staff recommends the approval of this project.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following City departments or local agencies; some comments are included as recommended conditions of approval:

• Water/Cross Connection	• Environmental (Waste Management)
• Business License	•

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on April 24, 2019, and posted on the Utah Public Meeting Notice website on April 24, 2019. Public hearing notices were sent to property owners within 300' on April 24, 2019.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. A minimum of 19 parking stalls shall be provided on-site.
3. A minimum of 20% total open space and usable outdoor space shall be maintained on-site.
4. Prior to issuance of Business License, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a) **Water/Cross Connection – contact 716-9627:**
 - i. Landscape irrigation has a backflow assembly that will be due to be tested by May 28-2019.

- ii. A Hazard Assessment of this buildings water system would be highly recommended for the safety of patrons, workers and Logan City's water supply.
- b) Business License Division – contact 435-716-9230:**
 - i. Business license required for commercial daycare.
- c) Environmental- Waste Management - contact 435-716-9760**
 - i. use existing dumpster.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. This commercial daycare is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the subject property has adequate capacity for the proposed use.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.
4. Adequate off-street parking is provided for the use in conformance with Title 17.
5. The project provides open space and landscaping in conformance with Title 17.
6. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
7. The project was noticed as required by State and City regulations and proper procedure was followed in processing this request.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

PLAT MAP



