

Project #22-065
Adriana Rodriguez Daycare
Located at 1485 N. Stonecrest Lane

REPORT SUMMARY...

Project Name: Adriana Rodriguez Daycare
Proponent/Owner: Adriana Rodriguez / Jose Casillas Herrera
Project Address: 1485 North Stonecrest Lane
Request: Conditional Use Permit
Current Zoning: Suburban Neighborhood Residential (NR-4)
Date of Hearing: Dec. 15th 2022
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #22-065 Adriana Rodriguez Daycare, for a home daycare with up to 16 children at the property located at 1485 N. Stonecrest Lane: TIN #05-109-0023.

Land use adjoining the subject property

<i>North:</i>	NR-4: Residential Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Vacant	<i>West:</i>	NR-4: Vacant

Conditional Use Permit Request

The proponent is requesting a Conditional Use Permit for a daycare with a maximum of 16 children. The Land Development Code (LDC) allows daycare with a maximum of 16 clients in the Suburban Neighborhood Residential (NR-4) zoning district as a Conditional Use. The proposed daycare operation times are from 6:00 AM to 5:00 PM Monday-Friday for typical days. Clients will stagger times throughout the day with drop-off typically between 6:00-8:00 AM and pickup around 3:00-4:00 PM.

Daycares for 1-8 children is a permitted use in the NR-4 zoning district. The Planning Commission is specifically reviewing the impact of a daycare with an addition eight (8) children above the permitted base number of eight (8), or a total of 16. The typical concerns with daycare use in a residence are pick-up, drop-off, parking, outdoor noises, and child safety.



Figure 1 shows the submitted site plan

Parking and Access

The eastern oriented home is located on the corner of Aspen Drive (public street) and Stonecrest Lane (private drive) with two driveways entering the home at different levels. The west/south driveway accesses the basement and will be the main access for the proposed daycare with the east driveway accessing the main floor and home residence. Aspen drive is the typical neighborhood street (66-foot cross-section) with on-street parking on both sides, while Stonecrest Lane is about 27 feet wide with very limited on-street parking opportunities. The south/west driveway is larger enough for up to four cars to park. The proposed site plan shows one employee parking stall in this driveway with the remaining space shown for pick-up drop off. Pick-up and drop-off inside the driveway allow for cars to turn around and exit easier as Stonecrest is a narrow dead-end provide street. The upper east driveway leads to a two-car garage on the main floor dedicated to the home. As per LDC 17.31, two (2) stalls are required for the home and one (1) parking stall is required for every 500 SF of daycare space. As conditioned with staggered timing, the project meets the parking requirements of the LDC.

Noise and Safety

The daycare activities will be taking place primarily inside the residence. As weather permits, and only at certain times of the day, the fenced rear-yard space will be utilized for outdoor activities. As there are currently families living in the neighborhood, it would not be uncommon or a nuisance to have the sound of additional children's activities at times during the day. Noise is regulated by City ordinances to limit disturbances earlier than 7:00 am and after 10:00 pm. As the daycare operates from 6:00 AM to 5:00 PM, outdoor noise disturbance will not be allowed during the first hour in the morning time. As conditioned, with no outdoor activities before 7:00 am, the project meets the requirements of the LDC.

The State Department of Health licenses daycares and the Logan City Fire Department applies minimum space requirements for each child, including caregiver's children, in a daycare or preschool setting. As a condition of approval, the project is required to be inspected by the Fire Department for 16 children with space assessments completed.

Summary

As the site has adequate parking, can be safely accessed from the adjacent street, and is conditioned to meet all applicant State and Local daycare requirements, the use will likely have minimal impact on the surrounding 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:

<ul style="list-style-type: none">• Environmental	<ul style="list-style-type: none">• Engineering
<ul style="list-style-type: none">• Water/Cross Connection	<ul style="list-style-type: none">• Fire

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on 12/03/22 and posted on the Utah Public Meeting Notice website on 12/05/22. Public hearing notices were sent to property owners within 300' on 11/28/22.

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.

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. This Conditional Use Permit authorizes a daycare for up to 16 children.
3. No outside activities permitted earlier than 7:00 am.
4. Drop-off and pick-up times shall be located in the driveway and scheduled and staggered so that no more than one (1) client vehicle is at the home at any one time. An additional parking stall shall be established in a side-by-side location west of the existing driveway and outside of setbacks.
5. Four (4) off-street parking stalls shall be provided on-site in conforming locations (two for the residence and two for the daycare use)
6. The proponent shall comply with all State and local regulations and licenses regarding in-home daycare facilities for up to 16 clients.
7. 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. Fire —contact 716-9515**
 1. Fire inspection completed on 10/31/22, approved for up to 16 children
 - b. Water/Cross Connection—contact 716-9627**
 1. All points of use of water down stream of this properties water meter should meet Utah's current IPC plumbing code and amendments. This would help minimize the risk of contamination of the water for homes occupants and Logan Cities water system. This also would help minimize liabilities to the homeowner.
 2. A hazard assessment of this property's water system would answer this.
 - a. Environmental —contact 716-9761**
 1. Currently has residential garbage cans.
 2. One concern is traffic and street parking for pick up and drop off blocking access to neighbors' garbage cans on collection days.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. This 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 and parking/drop-off/pick-up management will be provided and regulated.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.
4. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
5. 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.



APPLICATION FOR PROJECT REVIEW

For Staff Only				
<input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received Nov 3	Planner	Zone/Neighborhood NR-4/HILLCREST	Scheduled Meeting Date DEC. 15	Application Number PC-22-065
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME La Ranita daycare inc.				
PROJECT ADDRESS 1485 N. Stonecrest Ln Logan, UT 84321			COUNTY PLAT TAX ID # 05-0090023	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Adriana Rodriguez Logan UT			PHONE # 435-799-6655	
MAILING ADDRESS laranita daycare@gmail.com			CITY	STATE
EMAIL ADDRESS Adriana Rodriguez & Jose M. Casillas Herrera				
PROPERTY OWNER OF RECORD 1485 N. Stonecrest Ln Logan UT			PHONE # 84321	
MAILING ADDRESS Same			CITY	STATE
EMAIL ADDRESS Same				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Daycare for 16 hrs of operation 8am-5pm Drop off between 6am-8am Pick up - 6pm Throughout afternoon (around 3:30pm)			Total Lot Size (acres) _____ Size of Proposed New Building (square feet) _____ Number of Proposed New Units/Lots _____	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -



