

# Imagination Station

Kendra Marineau

916 Mendolia Way

Central Point OR, 97502

541-621-6976



A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

**Finding:** The studio where the preschool will be located was built with a permit when the house was built in 1999. It is 400 square feet, and complies with setback requirements for accessory structures in the R-1-10 zone. The State of Oregon requires 35 square feet per child. Since the building is 400 square feet, I can have up to 11 kids at one time. Two exits are required for safety of the children. There are two doors and three windows in the preschool. The children will have an adequate amount of outdoor play area and access to a bathroom.

**Conclusion:** No structural modifications to the building are necessary.

B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

**Finding:** The preschool is located off of Mendolia Way, a public street that is well maintained by the City. The proposed preschool will not generate a significant amount of traffic that street improvements would be required. The Central Point Municipal Code states that 1 space per employee; plus 1 space per 5 children the facility is designed or intended to accommodate. No requirements for facilities caring for 5 or fewer children simultaneously. According to the Municipal Code, for the preschool being located at 917 Mendolia Way it can have up to 15 kids. There are three parking spots in the driveway. I do not plan on having any employees. Per code requirement, one (1) off-street parking space will be designated specifically for the preschool facility during its hours of operation. This parking space is paved and located to the side of the driveway on the subject property, as noted on the proposed site plan.

**Conclusion:** The site has adequate access to Mendolia Way, a public street, and the street is in adequate condition to accommodate traffic to the site.

C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs;

**Finding:** The hours of the preschool will be from 9AM to Noon and will follow the School District 6 calendar. In the winter most activities will be inside, so noise should be held to a minimum. Any outdoor activities would take place between 9AM to 12PM, most neighbors are awake or at work during those hours so it will not be a disruption. The studio is in the back right hand corner of the property. The ceiling is 9 feet tall. There is a concrete walkway down the side yard to access the studio. There is lawn and garden boxes in the backyard as well as 30' by 35' slab of concrete. The concrete slab is located between the house and preschool so there is a noise barrier for the neighbors behind. The fence is 6 feet tall and borders the property line which will also help with any excessive noise.

**Conclusion:** The building is built to code so there should be no effect on abutting properties. The fence that is surrounding the backyard, and four big trees against the back fence will significantly reduce any noise from the

preschool. The concrete slab is located between the house and preschool so there is a noise barrier for the neighbors behind.

D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

**Finding:** A fire extinguisher, smoke detector, and carbon monoxide alarm are present. I will have evacuation drills once a month to insure the safety of the children. An inspection on the fire extinguisher will be completed annually. The State of Oregon says that each child needs 35 square feet. Since the preschool is 400 square feet I can have up to 11 children at one time. I plan on starting with about 6 children, so my ratio would be in compliance. Background checks are required for any adult that is interacting or on the facility where children are present. All necessary background checks are completed. Recorded Preschools in the State of Oregon there is no staff to student ratio.

**Conclusion:** All applicable local, state and federal health and safety regulations are satisfied, and the proposed use will not be detrimental or injurious to the property or the surrounding neighborhood.

E. That any conditions required for approval of the permit are deemed necessary to protect the public health, safety and general welfare and may include:

1. Adjustments to lot size or yard areas as needed to best accommodate the proposed use; provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district, unless a variance is also granted as provided for in Chapter 17.13,

**Finding:** The lot is 10,636 square feet. The house is 2,254 square feet and the preschool is 400 square feet, so there is plenty of yard for the kids to play in.

**Conclusion:** Lot size and yard areas will not need to be adjusted since the studio is already built and there is sufficient square footage.

2. Increasing street widths, modifications in street designs or addition of street signs or traffic signals to accommodate the traffic generated by the proposed use,

**Finding:** The street width is wide enough to accommodate the preschool and daily use.

**Conclusion:** No modifications to streets, traffic signals, or signs would be needed.

3. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use,

**Finding:** The requirement for parking is 1 off street parking spot per 5 kids. There are 3 off street parking spots at 917 Mendolia Way. I will not permitted to have more than 11 kids so it should not be a problem.

**Conclusion:** Off- street parking would not be needed due to available parking in drive way.

4. Regulation of points of vehicular ingress and egress,

**Finding:** The cars can enter and exit on Mendolia Way from Grant Road to Mitchell Way or Blue Heron Drive.

**Conclusion:** No changes to accommodate vehicle ingress and egress are needed.

5. Requiring landscaping, irrigation systems, lighting and a property maintenance program,

**Finding:** The landscaping, irrigation system, lighting and property maintenance is done by the property owner and will continue to be maintained by the property owner.

**Conclusion:** Landscaping, irrigation system, lighting and property maintenance will not change.

6. Regulation of signs and their locations,

**Finding:** A small sign (about 2' by 4') will be hung on the fence where kids enter. The sign will be hung all of the time unless only permitted during business hours.

**Conclusion:** The sign will not disturb surrounding neighbors.

7. Requiring fences, berms, walls, landscaping or other devices of organic or artificial composition to eliminate or reduce the effects of noise, vibrations, odors, visual incompatibility or other undesirable effects on surrounding properties,

**Finding:** A 6 foot wood fence is around the property line in the backyard. There are a few tall trees as a burrier along the back fence. Most activities in the winter will be inside so noise will be kept to a minimum.

**Conclusion:** No required changes are needed.

8. Regulation of time of operations for certain types of uses if their operations may adversely affect privacy of sleep of persons residing nearby or otherwise conflict with other community or neighborhood functions,

**Finding:** I plan on running weekdays from 9AM to noon. Most neighbors are at work or awake during these hours. Depending on weather, outside playtime will be no more than 3 hours a day. There is a 6-foot wood fence between surrounding properties. The preschool is located by the back right corner fence. There is a 30' by 35' slab of concrete for kids to play that is between the preschool and house.

**Conclusion:** Time of operation will not affect the community or surrounding neighbors.

9. Establish a time period within which the subject land use must be developed,

**Finding:** The building is already built.

**Conclusion:** Not applicable since no development is needed.

10. Requirement of a bond or other adequate assurance within a specified period of time,

**Finding:** The structure of the proposed preschool already exists; therefore, this proposal does not require assurances, such as a bond.

**Conclusion:** This criterion is not applicable.

11. Such other conditions that are found to be necessary to protect the public health, safety and general welfare,

**Finding:** The preschool will not affect the public health, safety and general welfare in anyway.

**Conclusion:** The proposed preschool complies with all requirements to protect public health, safety and general welfare.

12. In considering an appeal of an application for a conditional use permit for a home occupation, the planning commission shall review the criteria listed in Section 17.60.190. (Ord. 1823 §5, 2001; Ord. 1684 §72, 1993; Ord. 1615 §55, 1989; Ord. 1533 §1, 1984; Ord. 1436 §2(part), 1981).

**Finding:** Per CPMC 17.60.190, this proposed preschool would be considered a home occupation. A business license will be obtained prior to operation.

**Conclusion:** All criteria as listed in 17.60.190 is satisfied.