



Legislation Text

File #: CUP-11-19-5761, **Version:** 1

Agenda Item Title:

Storybrook Kids Club
688 E. Union Square
[Community #5]

Presenter:

Claire Hague

Description/Background:

The applicant, Savana Bauer for Storybrook, is requesting that the Planning Commission consider a request for a Conditional Use Permit to allow for a daycare business to operate within 250 feet of a residential property located at 688 E. Union Square. *(See Exhibit #1: Application Materials).*

The applicant is proposing to operate an hourly daycare center for children and infants at Storybrook's current location. The applicant is proposing to utilize the 2,500 square foot basement as a daycare and continue using the main floor as an indoor play place and café. At full capacity the applicant is proposing to care for 20 kids on site with an employee to child ratio being dependent on the age of the child and state requirements. The applicant is aware of Utah State requirements and has agreed to maintain those ratios. The business will operate from 8 AM-7 PM Monday through Thursday, 8 AM-10 PM Fridays and 9 AM-10 PM on Saturdays.

The subject property is located in the Planned Center- Community District (CC) zone and is .05 acres (2,178 square feet) with a 4,500 square foot commercial building space containing three levels. The tenants occupy the middle and bottom floors and do not currently utilize the top space. The property is located within a shopping center and customer traffic will utilize the front entrance on the north side of the building.

Parking for the proposed business will utilize the existing parking lot for the Union Square shopping center. There are two access points to the shopping center, from the north via 9400 South, and from the east via 700 East.

Recommended Action and/or Suggested Motion:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for Storybrook Kids to operate a daycare within 250 feet of a residential property at 688 E. Union Square based on the findings listed below and the subject to the following conditions:

Finding

1. Based on the proposed use, staff finds that there is sufficient separation from the commercial building and nearest residential district at 50 feet.
2. There should be minimal impact, if any, to the adjacent residential use.

Conditions

1. That the proposed structure comply will all applicable Building& Safety, and Fire & Life Codes identified within the attached letter, dated November 21, 2019 by the Assistant Building Official.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission to mitigate a reasonably anticipated detrimental effects of the proposed use.
3. That the applicant obtain a business license from the Community Development Department.
4. That the applicant meet all Utah State licensure requirements for an hourly drop-in daycare.
5. That the use be reviewed upon legitimate complaint.