

Mapleton City Planning Commission Staff Report

Meeting Date: February 25, 2010

Item: 2

Applicant: Darci Blackett

Zone: RA-2

Parcel #: 36:752:0008

Prepared by: Matt Brady

Council Action Required: No

REQUEST

Darci Blackett requests approval of a Home Occupation Permit for Little Bears Preschool, located at 1351 North 800 West in the RA-2 zone.

FINDINGS OF FACT:

1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission (see Mapleton City Code 18.84.380(G)(3)).
2. The Planning Commission may attach conditions to the Home Occupation Permit which relate to “*health, safety and quality of the residential environment*” (see Mapleton City Code 18.84.380(E): Planning Commission May Attach Conditions).
3. The Applicant is requesting approval of a home occupation permit for a preschool, with 11 students proposed (see Attachment #1 – Home Occupation Permit Application). The entrance to the preschool is proposed from the front door of the home.

STAFF ANALYSIS:

1. According to Utah County records, the total living area of the home is approximately 5,320 square feet. According to the plan submitted by the Applicant, the room to be used for the home occupation is approximately 456.53 square feet, or approximately 8.58% of the home. Mapleton City Code 18.84.380(D)(3) states: “*The home occupation shall occupy not more than the equivalent of twenty five percent (25%) of the living area of the dwelling or five hundred (500) square feet, whichever is less. This shall also apply to detached structures.*” The Applicant meets this requirement.
2. Mapleton City Code 18.84.380(D)(7) states: “*Not more than six (6) cars (including those owned by the resident family) may be parked at the residence at any one time and such vehicles shall be parked within the driveway or in front of the residence. Clients of the home occupation shall not park or store vehicles at the premises overnight.*”
3. International Fire Code requires 35 square feet of net floor space per child (excluding furniture) for preschools. The net floor space of the room proposed for the home occupation is approximately 388.41 square feet, which would allow for a maximum occupancy of 11 children.
4. The Fire Inspector has inspected the home, and does not have any other concerns with the proposal.

RECOMMENDED ACTION:

Staff recommends approval of the home occupation with Conditions.

CONDITIONS OF APPROVAL:

1. The maximum number of vehicles to be parked outside the home shall be 6 at any one time.
2. Occupancy limits shall not exceed 11 children, as per International Fire Code.
3. That the Applicant comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

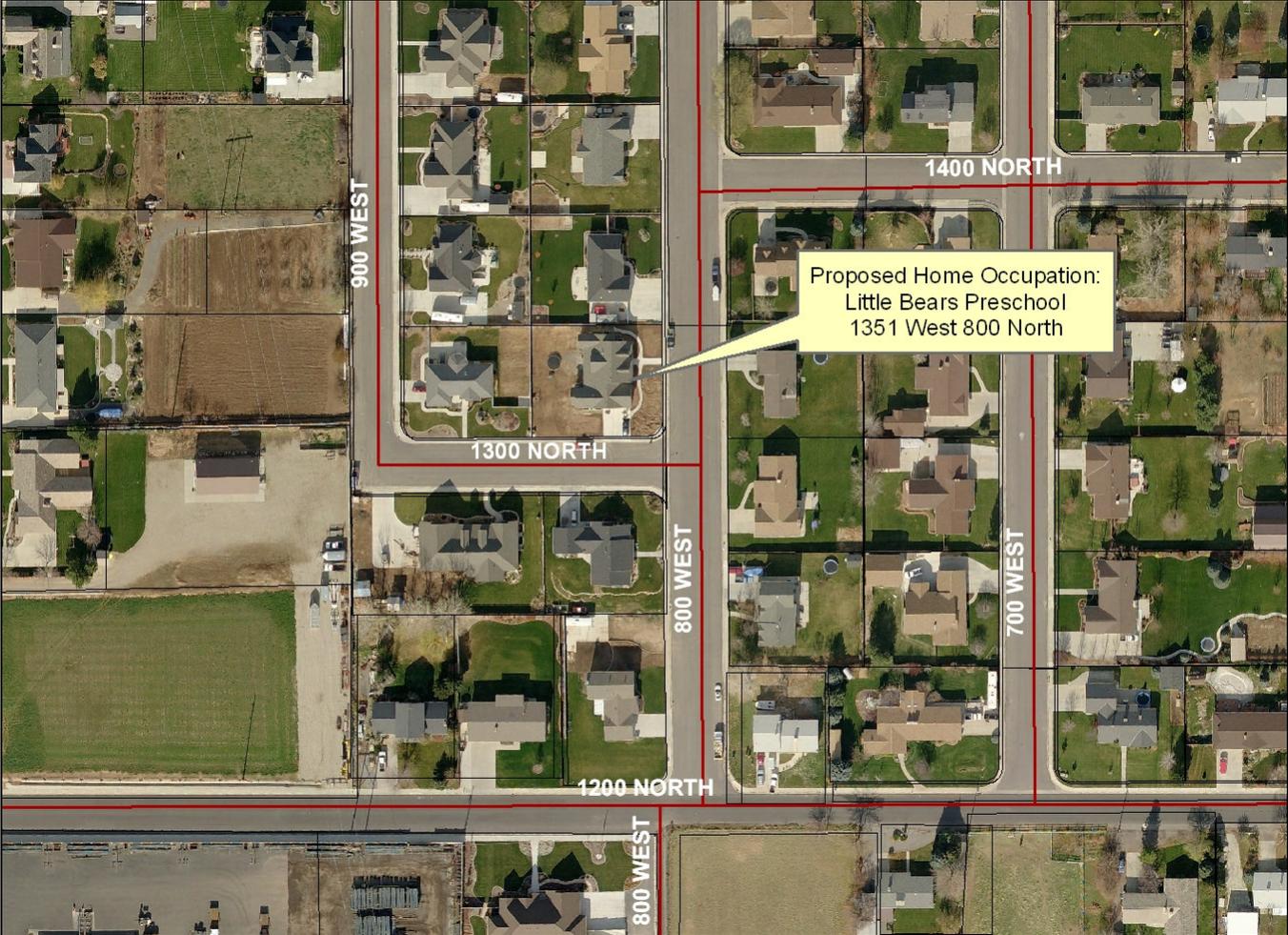
ALTERNATIVE ACTIONS:

1. The Planning Commission may Deny the Home Occupation Permit. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

ATTACHMENTS:

- 1. Home Occupation Permit Application.

VICINITY MAP:



SITE PHOTOS:



Looking northwest at the Blackett home from 800 West Street



Looking southwest at the Blackett home from 800 West Street



Little Bears Preschool

1351 North 800 West

Mapleton, UT 84664

801-491-1114 ~ littlebears.preschool@q.com

February 16, 2010

Cory Branch, Planning Director
Mapleton City Corporation
125 West Community Center Way
Mapleton, UT 84664

Dear Mr. Branch,

I am writing to inform you of my desire to open a preschool business in my home this year. Let me tell you a little bit about myself and what I want to do.

My husband, Mark, and I have lived in Mapleton for 22 years, and have 6 children. I have worked with children numerous years in primary and nursery. I have also been a parent volunteer helping children with reading and math skills at both Mapleton and Hobbie Creek Elementary Schools. I will be keeping my CPR & First Aid certifications current, and my home owners insurance will also cover my preschool. I am excited to help support my family in a way that can help others, and give back to the community as well.

I will be holding two sessions of preschool: a morning session, that will be designed for 4-year olds (who will be going to Kindergarten the next year) and will be held from 9:15 am to 11:45 am (2-1/2 hrs. per day, Tues. Wed. & Thurs.), and an afternoon session, that will be designed for 3 or 4-year olds, and be held from 12:30 pm to 2:30 pm (2 hrs. per day, Tues. & Thurs.). My enrollment will be no more than 10 children per class.

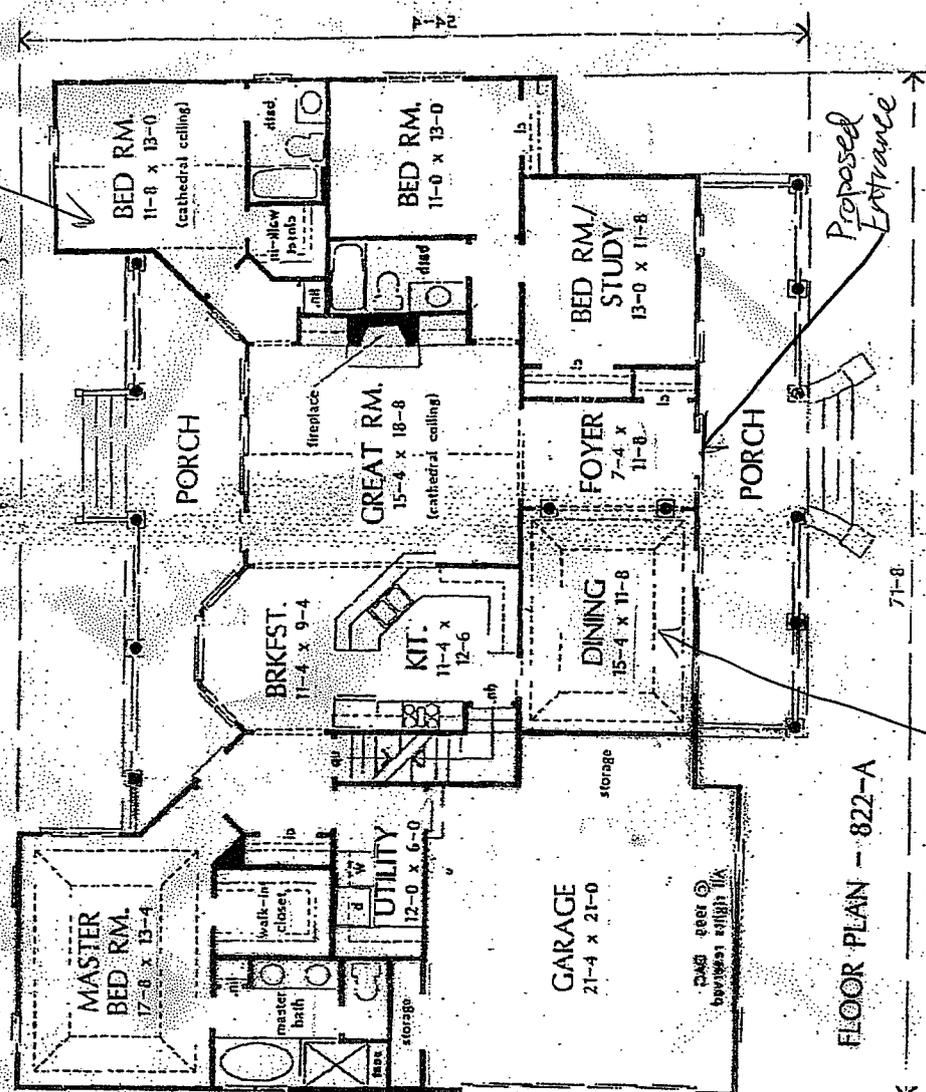
My home is situated on a corner lot, with room in the driveway for 3 cars across. The street (800 W.) is extra wide, so there will be plenty of room for curb-side parking as well, during the drop-off and pick-up times. I have included a copy of my house floor plan, noting the areas that will be used for my preschool.

I look forward to presenting my plan for "Little Bears Preschool" to you and the planning commission at the next meeting on February 25.

Sincerely,

Darci Blackett

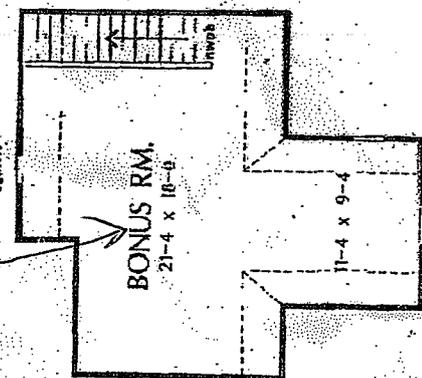
Bedroom: 1559 sq. ft. (net)



FLOOR PLAN - 822-A

Living Room: 1738 sq. ft. (net)

Proposed area of home occupation



Room Area: 156.53 sq. ft. (total)
388.41 sq. ft. (net)

Total Home: 5,320 sq. ft.

ORDER THIS PLAN OR OTHERS VISIT OUR WEB SITE

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