

Mapleton City Planning Commission Staff Report

Meeting Date: March 31, 2011

Item: 2

Applicant: Nora Bird

Prepared by: Matt Brady

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Nora Bird requests approval of a Home Occupation Permit for *Marvelous Minds Preschool*, located at 1266 North 700 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 Applicant is requesting approval of a home occupation permit for a preschool, with a maximum of 10 students proposed (see Attachment #1 for information submitted by the Applicant).
3. There is currently another previously approved home occupation in the home – an office for Eric Charles Bird Painting. It is located on the main floor and occupies a room of approximately 146 square feet.
4. 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.*”
5. 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).
6. An inspection by the Fire Inspector is currently pending.

STAFF ANALYSIS:

1. According to Utah County records, the total living area of the home is approximately 3,796 square feet. 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.*” According to the plan submitted by the Applicant, the part of the basement recreation room to be used for the preschool is approximately 327 square feet, and the bathroom down the hall is approximately 66 square feet. Added to the 146 square feet used for Eric Charles Bird Painting upstairs, this brings the total square footage for the two home occupations to 539 square feet, over the 500 square foot limit.

STAFF RECCOMENDATION:

1. The areas used for all home occupations in the home shall not exceed 500 square feet.
2. The maximum number of vehicles to be parked outside the home shall be 6 at any one time.
3. The Applicant shall pass an inspection by the Fire Inspector.
4. The occupancy limit under the International Fire Code shall be determined by the Fire Inspector.
5. That the Applicant comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

	<p><u>ALTERNATIVE ACTIONS:</u></p> <ol style="list-style-type: none">1. The Planning Commission may deny the proposed 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. <p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Information Submitted by the Applicant
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VICINITY MAP:



SITE PHOTO:



Description of Business:

The intent of the Marvelous Minds Preschool business is to provide an early childhood education for children between the ages of three and five. A maximum of up to ten children will be participating in the preschool per school year.

The location of the preschool will be in the basement of the home located at 1266 North 700 West Mapleton. The preschool will be occupying a 300 square foot portion of basement family room and one basement bathroom within home.

Children will be dropped off by parents and enter into the basement by way of the downstairs entrance, located just behind the home. Children will be picked up in a curb side manner. With their teacher, children will be waiting for their parents outside, allowing for minimal parking of cars at any given time.

The hours of operation are as follows: Tuesdays, Wednesdays, and Thursdays from 9:30 am to 12:00 noon. Classes will be held from the beginning of September through the end of May.

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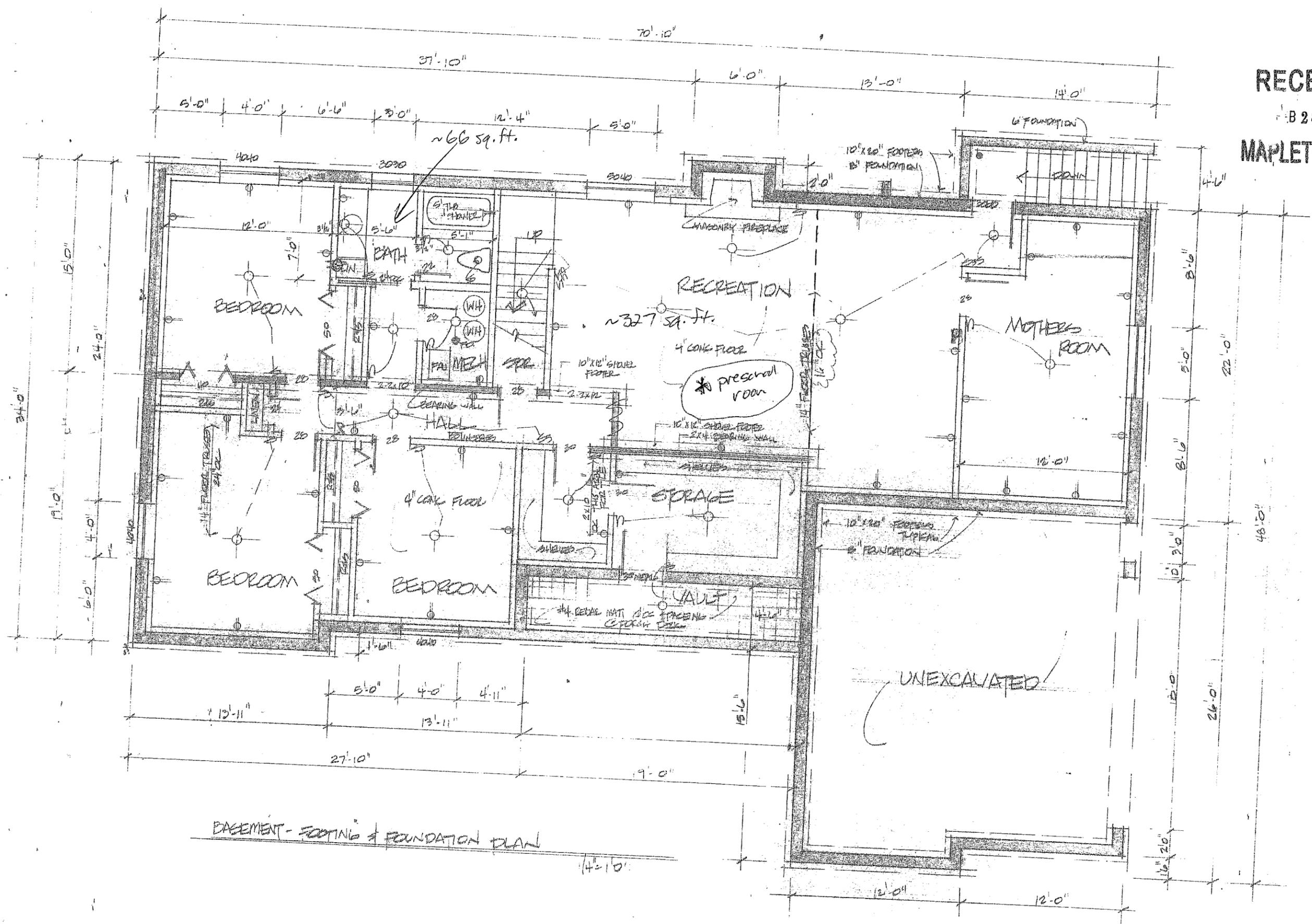
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MAPLETON CITY

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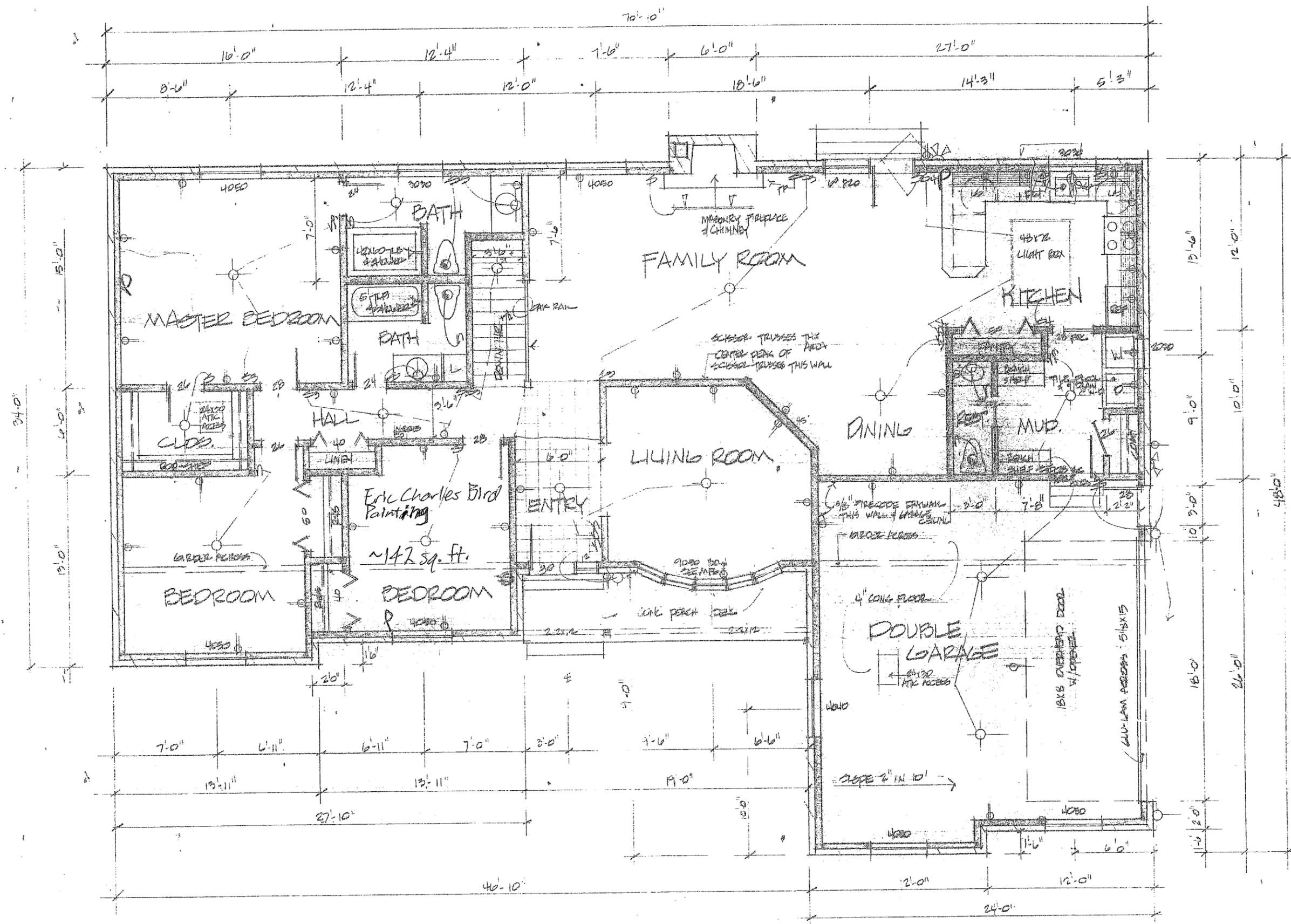
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MAPLETON CITY



BASEMENT - FOOTING & FOUNDATION PLAN

A HOME FOR ERIC & NORA BIRD
BY CAPE DE ST JEAN DESIGN 12-2011



MAIN LEVEL FLOOR PLAN
 1985 LIVING AREA 1/4" = 1'-0"

A HOME FOR ERIC & NOBA BIRD
 BY: CAVE DE ST JER DESIGN 1985

