

Applicant, Trisha Nolan, would like to purchase the house located at 4605 Easy Street and is requesting the Use on Review for purposes of operating a daycare center from the residence. In order to make such a project financially feasible, applicant is requesting authorization to have 50 children utilize the services for the daycare and preschool. Applicant has extensive experience in operating similar daycare centers and is a certified elementary and special education teacher. Applicant understands the health and safety requirements, as well as the child/teacher ratio requirements.

Importantly, based upon the applicant's experience, parents typically drop off their child(ren) between the hours of 6:30 and 9:00 a.m. Further, there are rarely more than one or two parents dropping off at the same time. The most common hours of drop-off are between 6:30 and 7:30 a.m. and 8:15 and 9:00 a.m. Pick-up times most often range from 4:00 to 6:00 p.m. Again, based upon experience it would not be expected to have more than one or two parents picking up at the same time.

Applicant has discussed the proposal with as many neighbors in the area as she could personally contact. The neighbors applicant personally discussed the matter with expressed no concerns of Applicant operating a daycare and preschool from the residence.

Applicant has met with the fire inspector, who expressed no significant concerns with the residence. Applicant will install fire sprinklers in the lower level as required by law and pull alarms throughout the residence, and comply with any additional concerns. Applicant will agree to eliminate the driveway entrance off of Easy Street and require all parents to utilize the entrance off of Corral Drive. The one-way driveway will then exit to Easy Street. There is ample room for parking as parking will be located on the northwest side of the house. Parking will comply with city code.

Applicant plans to landscape the property even more than already exists. A 6-foot wood fence will surround the children's play area. The square footage of the play area will exceed the mandated minimum.

As stated previously, Applicant has over ten years in the daycare/preschool business and operates a professional and friendly business. Applicant understands the importance of working cooperatively with the City and State, as well as the neighboring residents.

If you have any questions or concerns, please do not hesitate to give me a call. Thank you.