

ORDINANCE NO. 2008 - 48

APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A CHILD DAYCARE FACILITY ON AN R-1 ZONED PROPERTY LOCATED AT 5188 COX-SMITH ROAD (ENDEAVOR LEARNING CENTER)

WHEREAS, the Planning Commission has reviewed the request for a Conditional Use Permit to allow a child daycare facility on an R-1 zoned property located at 5188 Cox-Smith Road; and

WHEREAS, the Planning Commission's motion to approve the Conditional Use Permit to allow a child daycare facility on an R-1 zoned property located at 5188 Cox-Smith Road was approved by a vote of 7 to 0.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, six members elected thereto concurring:

Section 1. That a Conditional Use Permit is issued to allow a child daycare facility on an R-1 zoned property located at 5188 Cox-Smith Road.

Section 2. That the tract of land proposed for the Conditional Use Permit is more particularly described in the attached Exhibit "A", which is incorporated herein by reference.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 12th day of May 2008.

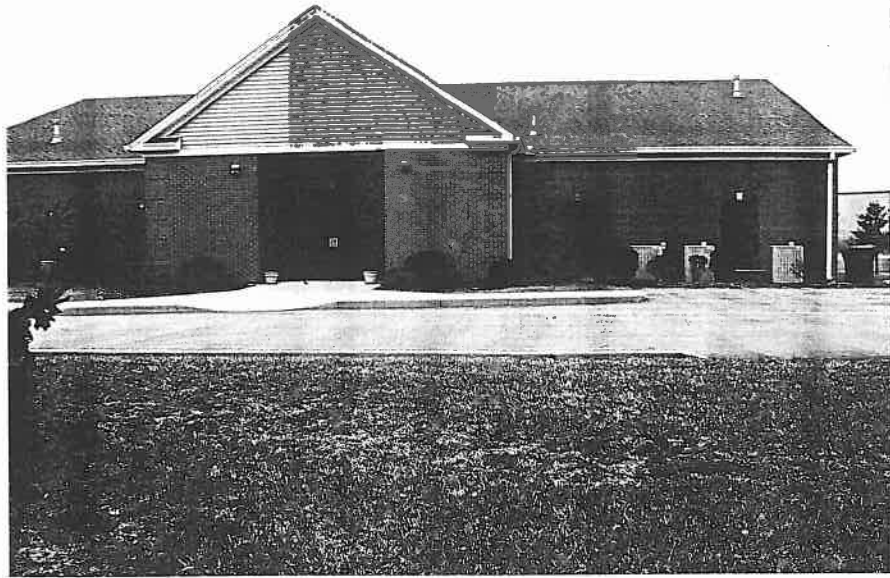
Attest:



Clerk of Council



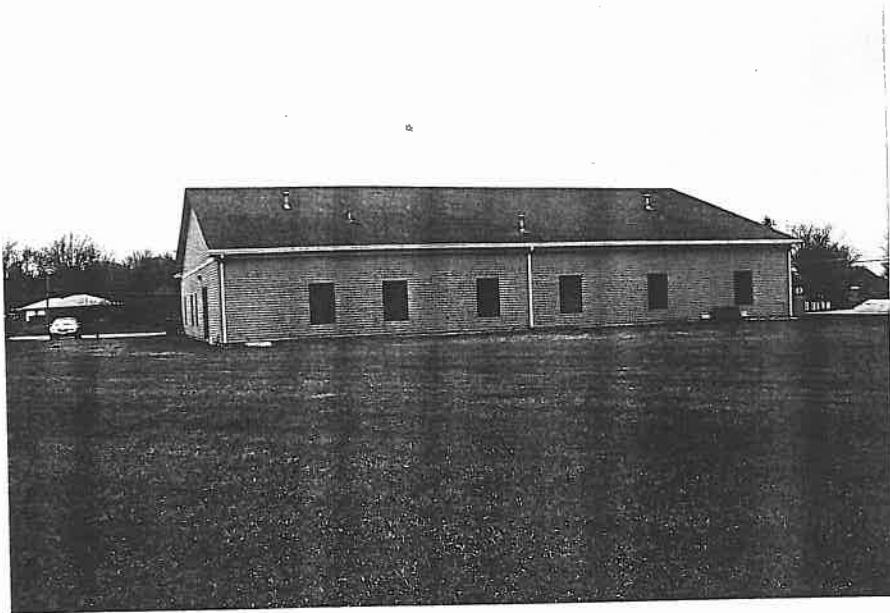
Mayor



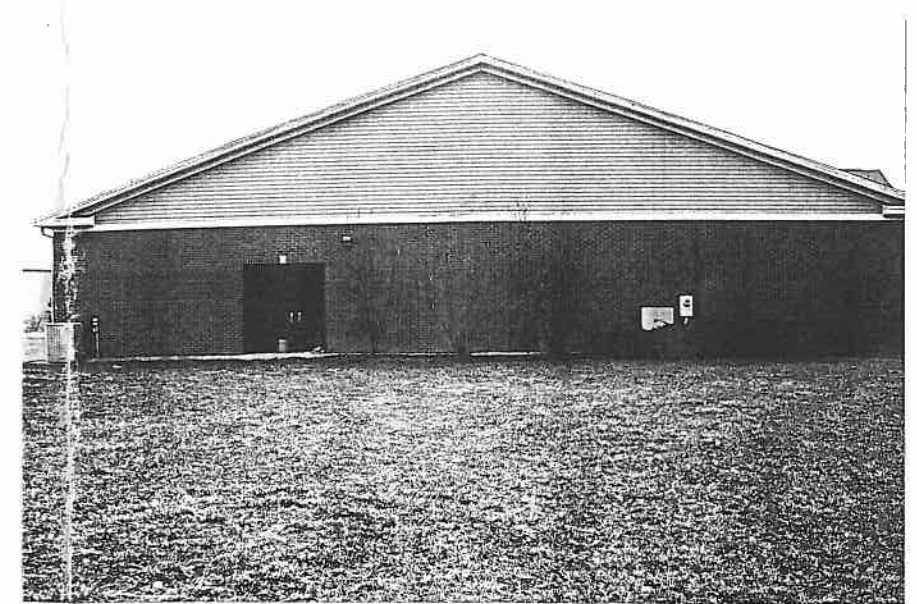
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

Endeavor Learning Center “A Place for Childhood” endeavorlc.net

Vision: Endeavor will be a child care center that nurtures children, families, and the community. We see a need in the community through focus groups with parents, for a center that assist teachers and parents through classes and support groups. The facilities at 5188 Cox Smith Road are already designed to make these needs feasible.

As we grow and add on we will become more and more eco-friendly. There will be opportunities for the natural surroundings of the site to connect with the classrooms. We want to keep the green space for our children to explore and enjoy. We also want to make any additions to the environment through plantings and natural materials.

Conditional Use Standards:

- a) Providing jobs and a quality workforce for local employers through providing families with a community-based child care center. Also arrange family support services for the employees that may lead to greater employee productivity, increased morale, and decreased absenteeism.
Meet the demand for facility-based child care in the community, increasing the number of available day care slots by 52 children.
- b) The main consequence and effect of Endeavor Learning Center on the surrounding properties and the neighborhood at large, is an increase in traffic on Cox-Smith Road from 7:00 am to 8:30 am and 5:00 pm to 6:00 pm.
- c) These effects will be mitigated through the proposed widening of Cox-Smith Road.



REVISED

08-028 CU

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Child daycare regulations:

- A) Minimum Lot Area: 5.897 acres (more than enough)
- B) Required Outdoor Play Area: 100 sq ft.(see site plan)
- C) Required Access and Loading/Unloading: The existing parking lot will be used. Parents will be required to walk their children into the building and pick them up in the building.
- D) Required Fencing: The playground will encircle the two sides and back of the building with a chain link fence, 5 feet in height, covered in a green plastic coating, except for at the front of the building where a 6-foot privacy fence with evergreen screening will be. Plantings, evergreens, will be used as natural barriers around the rest of the fencing. The playground equipment will be made of recycled plastic in a natural tan and green color to blend into the landscape.
- E) Hours of Operation: Our hours will be 6:30am to 6pm. We see high traffic times between 7am to 8:30am and 5pm to 6pm. The playground will be in use between 9:00 am to 6:00 pm.
- F) Signage: We will use the same location as the present sign is located.
- G) Number of children: 52
- H) The ages of the children will be 6 weeks to 5 years. We will not be accepting school age children. So there will not be any need for bus pick-ups/drop-offs.

Landscape Plan:

- a) The site will not be irrigated.
- b) Once the plantings bud, we will replace all dead, damaged or missing landscape materials per the City of Mason Landscape Code.
- c) Ground mounted signage already has landscape at base equal to the area of the sign face.

Planting Requirements:

- a) Building Perimeter: Existing trees and shrubs to be used.
- b) Vehicular Use Exterior: 4 deciduous trees, in accordance with appendix C (recommended trees), will be added to existing 3 blue spruces.
- c) Adjacent to Right-of-Way: We will add 4 more trees to the 3 existing trees.
- d) Playground: Noted previously

Trash Removal:

At this time there is not a dumpster and we do not have plans for one.