

Narrative and Justification

July 23, 2021

The Heritage Center located at 419 Cedar Avenue in LaCenter Washington obtained a Conditional Use Permit 2021-006-CUP on April 9, 2021 to use 6,680 sq ft of Building B as Teresa's Little School. The school would like to expand their facilities by 1,040 sq ft in the same building on the lower floor.

Currently Teresa's Little School occupies one space in existing building A and one space in existing building C for a total of 1,600 sq ft. They have been operating since 2017. They wish to move their operation to Building B. They have signed leases to take the top floor (3,600 sq ft) and 3,020 sq ft on the lower floor of Building B. Once they move to Building B, they will be no longer use their existing 1,600 sq ft in buildings A and C.

The operating hours for the preschool will be 7am to 3 pm on the second floor only. All other areas are devoted to one on one tutoring from age kindergarten to adult. The additional 1,040 sq ft will be for one on one tutoring, a rest room and some storage space. We have provided for an adequate number of bathrooms to accommodate the maximum amount of students, tutors and administrators that could be present at any one time. The schools operating hours will be 7am to 8pm Monday through Saturday.

We are in a Commercial Zone C-1 and are requesting a Minor Modification to the Conditional Use Permit to expand the school by 1,040 sq ft. The new space will provide room for additional students and their tutor.

Criteria for Approval LCMC 18.250.040(1)

Criteria (a) The characteristics of the site to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features

Answer: The Heritage Center is designed to accommodate both office and retail uses. The additional proposed use of an educational facility will not require additional changes to the facility with respect to public services (sanitary, power, stormwater, sidewalk a or public access). The attached Traffic Memo shows that the school will generate less traffic than many outright uses within the C-1 zone such as Small Office Buildings, Athletic Clubs and Copy, Print and Express Ship Stores. The building will be fully sprinkled and provide approved fire protection and access requirements by code.

Criteria (b) All required public facilities (water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use.

Answer: The existing buildings on site are served by public water, roads, power and sanitary sewer. The storm water systems was designed to accommodate a full build out of the center including Build B. We have already received building permits for Building B shell and top floor tenant improvements. The approval was based on the fact that there are adequate roads, sanitary facilities, stormwater system and other utilities available to adequately service the center.

Criteria (c) The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the LaCenter Municipal Code.

Answer: The property of the Heritage Center is zoned Commercial C-1. Chapter 18.1`50.020 Use Table Section 14 allows Preschools and Private Educations Institutions by Conditional Use. The attached floor plans comply with the space and restroom requirements of the proposed usage. The building is fully sprinkled and adequate onsite parking is provided. Chapter 18.250.040 allows for a minor modification of a Conditional Use Permit if it meets

Criteria (d) The establishment, maintenance or operation of the proposed will not under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city.

Answer: The proposed use is within a Commercial zone that the City has designated numerous retail and service businesses. The center provides three areas of ingress and egress. In addition, the proposed use will also have an area on 5th street to drop off and pick up students, thus eliminating the need to drive into the center. With the onset of Covid the demand for one-on-one tutoring has skyrocketed to assist students that are falling behind with online learning. Rather than transferring to private schools, students can get the supplemental help they need and be successful in the public school system.

Criteria for Approval of a Minor Modification to a Conditional Use Permit LCMC 18.250.040(3)

Criteria(a) The modification, alteration or expansion will result in less than a 20% cumulative enlargement or relocation of the structure, floor area, parking area or exterior improvement area, up to a maximum of 5,000 square feet.

Answer: The current Conditional Use permit allows for 6,680 square feet of educational space in Building B. The criteria allows for up to 20% or 1,336 square feet. We are requesting 1,040 sq ft. Our request falls within the 20% approval criteria. We are not expanding the building structure or the parking area for the building or center.

Criteria (b) The existing use is in compliance with all conditions of approval of the original permit.

Answer: All conditions of the existing CUP have or will be met by the time the building receives its occupancy permit. A photo metric plan has been submitted to the City; no trees greater than 5" in diameter will be cut down for this project; a Final Landscaping Plan has been submitted to the City; an underground storm water maintenance report has been submitted to the City Engineer; We have obtained a signage permit for the building signs and directories required under the existing Conditional Use Permit and the Fire Marshall has reviewed and approved the signage and location; we have designed 2 pupil drop off and pick up locations in front of the main entry to the school on the second floor; and the parking requirement for the entire building is met with the original proposed plan.

Criteria (c) Such modifications, alterations or expansion is not expressly prohibited by the zone or the conditional use permit.

Answer: The Conditional Use Permit or Zoning Codes does not prohibit the modification, alterations or expansion of the facilities for the proposed use.

Chapter 18.155 Downtown Overlay District

The proposed development complies with the LaCenter downtown Overlay District. This building shell permit has already been approved and meets these requirements.

Condition: Facades shall be varied and articulated.

Answer: The building is one story on the western end and two story on the eastern portion. The covered walking over hang is broken up into several sections. The building is a mirror image of building A built in the early 2000s.

Condition: Sidewalk Construction

Answer: All sidewalks are existing. We will repair any that are damaged during construction and will work with the City Engineer on ADA corrections as needed.

Condition: Street and Parking Lot Trees

The attached landscape plan shows that all necessary street and parking lot trees are provided according to City code.

Condition: Street, parking lot and building Lighting

Answer: All lighting will be shielded so as not to create off site glare to neighbors.

Condition: Permitted Colors

Answer: the building color is an earth tone light brown to match the existing buildings.

Condition: Pitched Roof, minimum of 6:12

Answer: The roof pitch is 7:12.

Condition: Limit building height to 35 feet.

Answer: The building is built on a slope parcel of land. It is two stories on the shopping center side(south) and 1 story on the 5th street side facing neighbors. The height meets the height limitation.

Condition: Building Entry and Exit lighting.

Answer: All building entry and exits have adjacent lighting in excess of 4 foot candles. They are also shielded or located so as not to create glare to the neighboring properties.