

VIRGINIA W. ANDERSON
22 ROCKWOOD DRIVE
OTTAWA, KANSAS 66067

April 20, 2009

I wish to comment on item SUP-2-2-00: a Special Use Permit for a Day Care Center at 1023 Highland Drive. I ask the Planning commission to consider the following while addressing that request.

1. I understand there has been no traffic analysis by staff nor discussion of the potential traffic problems which would be increased by the proposed day care center. The City has already recognized a dangerous condition of traffic entering Yale and Harvard from Iowa Street. Added traffic created by a Day Care Center would only exasperate an existing problem.
2. Despite the applicant's comments, the drop off time until 8:30 overlaps with the start of school at 8:45 because children are dropped off **before** school starts. It should also be noted that Hillcrest School's driveway exits directly in front of the proposed center which I think could present a danger to children being dropped off. There was a reference made to making an arrangement with the school to use some of their parking spaces. I do not see how that would be possible since there is very rarely an open parking space in the school driveway or on the street itself any time close to school hours.
3. The proposal is for 1 to 3 employees, which requires 6 off-street spaces. The only way I see that could be accomplished is by paving the entire front yard of the proposed center, which would significantly change the residential character of the neighborhood [which the code does not permit anyway]
4. The zoning code does not allow for a non-occupied residence to be used as a Day Care Center for less than 13 children. Such use is not permitted by the definitions.
5. If this Special Use Permit is approved, despite it's non-compliance with zoning code, I ask that the following conditions be imposed:
 - a. Due to a limit of off-street parking spaces, only one employee at a time be permitted to work on the premises.
 - b. To comply with the parking requirements of the code, five off-street parking spaces must be provided [one employee plus 4 for clients]
 - c. The hours of operation be limited to 7:30 AM to 5:30 PM.
 - d. The application be approved for two years, at which point the SUP may be resubmitted for review, thus giving neighbors a chance to comment.

Respectfully submitted, Virginia W. Anderson, co-owner, 1035 Highland Drive.

