

## Conditional Use Permit Application – 1451 Aviation Drive

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### **Description of Existing use:**

The location was the former location of the Hailey Nursery. It was used for the growth, storage and sale of various garden plants and planting supplies. The building has been vacant since the nursery closed.

### **Description of Proposed Conditional use:**

Baby Steps is a Montessori Preschool and child care facility for children ages 1 through 6 operating out of its current location in Bellevue for over 18 months. Interior alterations will be completed to improve the building for the intended use. The exterior will be left as is except for the addition of a fenced playground area on the north side of the building. (See the site plan for location.) The daycare program will run from 7:30 AM until 5:30 PM, Monday through Friday, with a set schedule of times for playground activities.

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### **Statement evaluating the effects on adjoining property such as elements of noise, glare, odor, fumes, and vibration:**

The existing land uses are detailed on the chart below.

Code	Property Address	Description
A	1451 AVIATION DR	
A	1551 AVIATION DR	EMPTY LOT
B	NOT LISTED	EMPTY LOT
C	1371 SILVERST DR	EMPTY FIELD/HORSE CORRAL
D	1350 QUEEN OF HILL	RESIDENCE /TREE LINED ON BROADFORD
E	43 BROADFORD RD	RESIDENCE/ TREE LINED FACING NURSERY
F	1511 COLIBRI LANE	EMPTY LOT
G	1311 CITATION WAY	EMPTY LOT
G	1290 CITATION WAY	EMPTY LOT
G	1310 CITATION WAY	EMPTY LOT
G	1351 AVIATION DR	EMPTY LOT
H	NOT LISTED	EMPTY LOT
I	1531 COLIBRI LN	COMMERCIAL BUSINESS: BRYANT HVAC
J	1340 QN HILLS DR	RESIDENCE/TREE LINED
K	1330 QN HILLS DR	RESIDENCE/TREE LINED
L	1530 COLIBRI LN	NEW COMMERCIAL CONSTRUCTION
L	1510 COLIBRI LN	NEW COMMERCIAL CONSTRUCITON
M	1551 COLIBRI LN	COMMERCIAL BUSINESS: NICHOLAS & CO, TILE & MAS
M	1551 COLIBRI LN	COMMERCIAL BUSINESS: NORDLAND, TILE & STONE
M	1551 COLIBRI LN	COMMERCIAL BUSINESS: ALPINE TREE SERVICE
O	1450 AVIATION DR	ST. LUKES MEDICAL OFFICE
P	70 BROADFORD RD	HORSE BARN & CORRALS

The vast bulk of the properties surrounding the subject property are empty lots, as such the noise created by the center will have no impact. Both the St. Luke's Medical Center and the nearby Blaine County Detention Center are noise producing entities and likely will be well served by the functions of the day care center. In terms of noise impacts to the surrounding commercial businesses, there will be little to no noise issues as the playground will be on the north side of the building with multiple fences and Aviation Drive separating the other facilities from the subject property. The noise impacts on the three residences on Queen Hill Drive are sufficiently mitigated by the existing tree line, Broadford Road, and the distance from the playground area.

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### **Statement discussing relationship of proposed use with compliance to the comprehensive plan:**

The center fits nicely with the many of the goals of the comprehensive plan. The most important are listed below:

#### Comprehensive Plan - Chapter 5: Land Use

**Goal:** *To provide for a balanced mix of land uses suitably related to each other and their natural setting. Include sufficient space in all types of districts to accommodate future growth. Direct density of development towards the community core, with increasing green space and generally decreasing density toward the edges of the community and within the Area of City Impact.*

**Policy:** *Encourage integration of compatible land uses in order to retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, thereby reducing sprawl and traffic, increasing efficiency, and creating neighborhood and community character.*

*Permit, with appropriate use control and design review, neighborhood service centers designed to serve and benefit residents within a half-mile radius, or walking distance. Create a new zoning district with standards for such service centers, ensuring the commercial uses remain subordinate to residential.*

The proposed use of the subject property would help reduce traffic from Hailey to Bellevue. Currently 85% of the client families reside in Hailey and travel south to Bellevue to the center's current location. By moving the school to Hailey it would be a benefit to the children's families and the community by reducing traffic from Hailey to Bellevue.

#### Comprehensive Plan - Chapter 5: Land Use

**Policy:** *Expansion of light industrial areas is preferred adjacent to the existing Light Industrial, Service Commercial, and Airport districts.*

#### **Implementation:**

a. *Encourage maximum utilization of property within light industrial districts prior to providing for expansion of those areas.*

b. *Support uses within light industrial areas, which provide services for employees of that area. Examples include on-site cafeterias, day care facilities and employee housing.*

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The proposed use of this property would encourage the maximum utilization of property by converting an existing vacant building into the center and as a result, bring more life and color to the Airport West area. The proximity to the new St. Luke's facility, the Blaine County Detention Center, and Friedman Memorial Airport will benefit the employees at those facilities.

### Comprehensive Plan - Chapter 6: Economic Development:

***Policy:*** *Services and offices which do not fit within the Central Business District, and industrial areas of any type, should be located in those areas where impact from Friedman Memorial Airport, or adjacent non – residential uses, make commercial use appropriate.*

### ***Implementation:***

*a. Encourage maximum utilization of property within light industrial districts prior to providing for expansion of those areas.*

*b. Allow accessory uses within service, office and industrial areas which are useful to employees of that area. Examples include cafeterias, day care facilities, accessory residences, and offices.*

*c. Revise the industrial district section to include allowance of individual industrial uses by special review to ensure that environmental and other impacts are addressed (i.e. industries that do not fall under light industrial criteria, but are ecologically clean and beneficial to the community).*

*d. Provide for expanded types of mixed use within the service, office and industrial districts. Include residential uses as appropriate. Ensure appropriateness of these uses with the Conditional Use Permit process or through size limitations.*

A day care facility in the Airport West district will directly benefit all the local businesses by offering easy access to quality child care. Significant local employers include: St. Luke's, Blaine County, and Friedman Memorial Airport.

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Comprehensive Plan - Chapter 6: Economic Development:

### **Section 6.3 Neighborhood Businesses**

*I. Goal: Allow and encourage the creation of neighborhood business in order to increase convenience to neighborhood residents and decrease distance traveled.*

*1. Policy: Neighborhood business are those which are designed and operated to primarily serve and/or employ residents in the areas in which they are located, and are generally less than an acre in size.*

The proposed use of this property would benefit the community and the neighborhood residents of Hailey by offering a Montessori Preschool and child care facility locally. This would increase convenience and reduce travel and traffic to Hailey residents that are now traveling to Ketchum or Bellevue to obtain schooling and care for their children by a certified Montessori Preschool.

Comprehensive Plan - Chapter 7: Population

**Goal:** *Maintain and improve the quality of Hailey's social fabric.*

**1. Policy:** *Encourage diversity within Hailey's population.*

#### **Implementation:**

*a. Encourage new subdivisions to provide a varied mix of lot sizes and dwelling units. Allow a mix of housing types and sizes.*

*b. Encourage proposals that seek to improve Hailey's social environment, such as educational facilities and programs, cultural events, and community amenities*

The proposed use of this property would help encourage the diversity of educational facilities and programs within the community by offering alternative choices for families in the education and care for their children.