



Mary Ssegirinya, on behalf of Patience N Bubbles LLC , is requesting a conditional use permit for the operation of a child daycare facility in the B-1, Community Business District, at the property described 1720 Basset Dr Mankato Mn 56001. The current building will be reused as a child care center. The floor depicts 6 classrooms, restrooms, office space, storage, laundry room and mechanical areas. The floor plan includes a door leading to the enclosed fenced outside yard. The children will be bringing their own breakfast but lunch along with snacks will be catered. Exterior improvements are not proposed as part of the new use.

In total, Patience N Bubbles will be licensed for around 62 children in the building at a time.

The playground is located in an enclosed fenced area connected to the building and parking lot. The fence will also be locked when not in use. Mankato City Code requires that each daycare facility provide a separate and protected outside recreation area and the enclosed playground will ensure this.

The hours of operation are 6:30am-6pm. The facility will be open Monday through Friday and during the summer. The facility will follow the school district's calendar.

Parking for the proposed use achieves the standards in Mankato City Code. The daycare will have five teachers, five teaching assistants and five classrooms are proposed. The elementary school parking standard, used also for daycare operations, requires one parking space per staff member plus one parking space per each two classrooms, thus 13 parking stalls are required for the daycare. The parking lot has more than enough parking slots (within our side of the shared lot between midnight sun spas. Mankato City Code requires that the daycare provide separate, off-street passenger loading and unloading area devoted solely to the facility and the applicant is proposing that drop off and pick up will include parking in the parking lot and then walking their children into the appropriate entrance door. Because the parking areas are governed by a lease between the property owners, resolutions for disputes and concerns associated with the drop-off and pick-up associated with the proposal will be the responsibility of the property owners.

A refuse plan will be required that achieves Mankato City Code. A dumpster enclosure achieving Mankato City Code standards or refuse stored indoors are alternatives for consideration and should be addressed in the refuse plan.

The Planning Commission review the request at the February 26th meeting and recommended approval with conditions of the request.