

**Conditional Use Permit Application
Bright Beginnings Christian Preschool-Franklin Campus**

D A statement addressing the following:

D1. The need for the proposed conditional use:

The Franklin community is underserved for quality early childhood education and childcare. There are only 4 preschool/publicly funded childcare programs within a 3-mile radius of the Franklin city center: 1 in Springboro, 1 in Carlisle, 1 in Miamisburg and 1 small home-based care. (“Warren County Landmark Projects, Increasing the Supply of Child Care”, 4C for Children, 26 September 2023). Bright Beginnings Christian Preschool has been serving the Springboro community with a high-quality part-time preschool program for over 25 years. We are excited to add a Franklin campus and offer full-time care to the Franklin Community using our proven preschool curriculum and approach. Our center will serve 100 children, including 22 infants and toddlers, with high quality childcare within the hours of 6:30am – 6:30pm. We will offer services to self-pay as well as publicly funded families.

D2. The location of the proposed conditional use and a report identifying its effects and general compatibility with uses on surrounding properties and the general neighborhood: and

After a long search of Franklin properties we are thrilled to have found unused childcare classrooms available for lease at Kingdom Sports Center, 440 Watkins Glen Dr, Franklin, OH 45005. These classrooms were formally used by Kingdom Kare until 2022, since that time some of the space has been used by a counselling service. The Bright Beginnings Christian Preschool, Franklin Campus, is a natural fit at this property and neighborhood. Kingdom Sports currently serves thousands of youth through indoor sports after school hours. We are looking forward to serving families by providing high quality care to approximately 100 children during school and daytime work hours. We plan to provide full-time care for children from 6 weeks of age through pre-kindergarten. We also offer a kindergarten extension program with bussing to/from Franklin schools as well as before and after care for school age children.

D3. A plan of how the potential negative effects for the proposed conditional use will be mitigated, including traffic, parking, noise, light intrusion, solid waste storage and removal.

The existing Kingdom Sports parking lot offers ample off-street parking space for our staff, (approx. 15 FTEs) and families. The parking lot has a separate entrance from and exit to

**Conditional Use Permit Application
Bright Beginnings Christian Preschool-Franklin Campus**

Watkins Glen Dr at opposing ends of the parking lot, allowing for efficient and safe arrival and dismissal traffic flow. The parking lot does not connect to residential streets. The traffic flow at the intersection of Watkins Glen Rd and Route 123 is currently controlled by a traffic light. Noise will consist of children playing outdoors on the exterior playground for recess/gross motor development during school hours. Light intrusion would be limited to the light from automobile headlights during early arrivals and late dismissals depending on actual sunlight hours. Solid waste from food prep, crafting/curriculum scraps and diaper changing will be held in classroom waste and recycling bins within the center and moved to outdoor dumpsters by housekeeping/janitorial staff every evening after the school closes. A commercial waste management vendor will be used to empty the dumpsters weekly.

E A narrative statement outlining how the proposed conditional use meets the general standards of approval for conditional uses.

E1 The proposed use is a conditional use in the zoning district for which it is proposed;

The existing Kingdom Sports Center at 440 Watkins Glen Dr, Franklin, OH 45005 is zone C1 (General Commercial) and according to the Franklin Municipal Code Permitted Use table use of the site to include a daycare requires a Conditional Use with Specific Standards. We are hopeful that zoning for the previous childcare center at this site, Kingdom Kare, is still in effect and applicable to the new center we propose. In the event zoning has changed, we are requesting conditional use approval. We will also obtain the approvals necessary from ODJFS for Child Care Center licensing.
https://franklin.municipalcodeonline.com/book?type=ordinances#name=1107.04_Permitted_Use_Table

E2 The proposed use will be in accordance with the general and specific objectives of the City's Comprehensive Development Plan;

The proposed use aligns with the City's Comprehensive Development Plan in a few ways. The Franklin campus will be a new center expanding upon Bright Beginnings current operation in Springboro. We will be adding approximately 15-20 FTE (full time equivalent) jobs in Franklin. We will provide 100-130 families with quality childcare so caregivers can return to work with peace of mind knowing their child is loved, cared for and gaining an early childhood education that will set them up for success as they transition to Franklin City Schools. We will accept publicly funded families to ensure the childcare is affordable so they can return to work and retain their earnings for other necessities. We work with local districts to develop our early childhood/preschool curriculum to ensure a smooth

**Conditional Use Permit Application
Bright Beginnings Christian Preschool-Franklin Campus**

transition to kindergarten. We focus on the social, emotional, physical, and spiritual growth of the child in addition to academics. Bright Beginnings children are prepared to be self-sufficient life-long learners.

E3 The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general neighborhood;

Bright Beginnings will use pre-existing childcare space at Kingdom Sports Center. Exterior changes will be limited to additional fencing around the playground in accordance with ODJFS requirements. We will add fencing to match what is already installed on the west side of the playground. We need to extend the fencing to the north, east and south sides of the playground. Reference architectural drawings for the specific location of proposed additional fencing. Any additional signage will obtain the necessary city approvals.

E4 The proposed use will not be hazardous or unreasonably disturbing to existing or future neighborhood uses:

Bright Beginnings looks to maintain a welcoming presence in the community. Our facilities interior and exterior prioritize the safety of the children in our care. The only hazardous materials we anticipate using are cleaning/sanitizing products typically used within households. They will be safely stored away from children as required by ODJFS licensing.

E5 The proposed use will be adequately served by essential public facilities and services such as streets, police, and fire protection, drainage, water and sewer, or that the persons or agencies responsible for the establishment of the use will be able to adequately provide any such services;

The Kingdom Sports facility and our included classrooms are conveniently located off of I75 and Route 123 at 440 Watkins Glen Drive. Existing streets adequately serve the location and police and fire services are able to enter the property with ease. Our classrooms are along the east side/front of the building. Each classroom has interior and exterior access which will further assist fire and police services with access if ever needed. Kingdom Sports services thousands of children and their families in the evenings and on weekends. The existing drainage, water and sewer services will suffice for the approximate 120 people, students and teachers, we will have on site during weekday school hours.

E6 The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

**Conditional Use Permit Application
Bright Beginnings Christian Preschool-Franklin Campus**

We do not require funds from the city for any facilities or services at Bright Beginnings. We hope to enhance the economic welfare of the community by offering affordable, high-quality childcare/preschool so families can return to work with peace of mind that their children are safe and loved.

E7 The proposed use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

We do not anticipate excessive traffic or noise from our operations. We anticipate our traffic to be less than that of current Kingdom Sports traffic. In general families will have approximately a two-and-a-half-hour window to drop-off (6:30am – 9am) and pick-up (4pm – 6:30pm) their children each weekday. Our operations do not generate smoke, fumes, glare or odors.

E8 The proposed use will have vehicular approaches to the property that are designed so as to not interfere with traffic on surrounding public thoroughfares; and

We will use the existing entrance and exit at Kingdom Sports Center. These provide an efficient one-directional traffic flow into and out of the Kingdom parking lot for drop-off and pick-up. The parking lot entrance and exit also provide streamlined entrance from and exit to Watkins Glen Rd.

E9 The proposed use will not result in the destruction, loss or damage of a natural, scenic or historical features of major importance.

As mentioned above, exterior changes will be limited to adding fencing around the existing playground in accordance with ODJFS requirements and to ensure the safety of the children within our care. Our curriculum teaches love of self, others, God and the environment. We have obtained nature school certification for our program. We encourage kids to explore and love the outdoors and protect nature and all of God's creations. We do not plan to change any features of the surrounding properties.

Conditional Use Application- Daycare

1107:09 (L) Day Care Center- Day Care centers are subject to the following regulations in addition to the review standards in section 1113.01.

1. The proposed facility must meet State certification, licensing or approval requirements:

We will be licensed by the State before operating and will be audited annually by state Child Care Licensing.

2. The proposed facility must meet local fire safety requirements for the proposed use and level of occupancy.

Per licensing, we cannot be licensed until the Fire Department signs off on a Fire Inspection Report and we will be inspected annually by the Fire Department.

3. The exterior of the facility shall be compatible with the residential character of the neighborhood.

The existing Kingdom Sports building exterior will not change.

4. Daycare centers are subject to the vehicle stacking requirements of table 1111.07-2: Required number of Stacking spaces

Kingdom Sports Center has allotted us specific parking spaces for the child care center so parents will be utilizing parking spaces and not stacking.

5. The proposed use shall not generate an unreasonable increase in traffic volume and access to an arterial or collector street is required, or access shall be provided in a manner that does not cause heavy traffic on residential streets.

The childcare center will be in use during the day, when Kingdom Sports is not busy. In addition, parents will be coming and going at various times when dropping and picking up children so traffic should not be an issue as pick-up and drop-off will be naturally staggered.. In addition, there will be no traffic on residential streets caused by the childcare.

6. There shall be on the site a safe outdoor play space or recreation area, which is enclosed or otherwise protected from traffic or other hazards. The space shall contain no less than 60 square feet per client and shall provide an opportunity for supervised outdoor play or recreation each day in suitable weather. The area shall be enclosed by a fence or wall a minimum of five feet in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet high along the property.

Bright Beginnings plans to get a fence permit to add to the existing fence already in place and enclose the current play area.

7. The City may require additional fencing, screening, or other measures necessary to protect the health, safety, and welfare of clients using day care centers in commercial, industrial, or other high hazard areas. It may also deny a request to locate a facility in such areas based on these considerations.

We will follow the city's guidance. There is a playset on site and we plan on utilizing it and adding other nature play aspects. Our playground will be inspected and approved by state licensing.

8. Use of outdoor recreational areas shall be limited to between the hours of 7:30 a.m. and 8:00 p.m.

Our hours will be 6:30 am-6:30 pm and children will not be going outside before 7:30 am.

9. All day care centers shall provide evidence of comprehensive liability insurance insuring against damage to property or physical injury, in combined single limit form, in an amount of \$25,000 per person authorized to be cared for.

We are fully covered by Guideone Insurance through First United Methodist Church of Springboro.

10. The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

Attached is our Business Plan. We operate Bright Beginnings Christian Preschool in Springboro Ohio currently and have for the past 22 years. The new business model is a full-time childcare for all families, including publicly funded families who cannot afford traditional childcare.



Kingdom Sports
 440 Watkins Glen Dr.
 Franklin, OH
 45005

A & B show where clones will be
 C-F show where clones & office will be



First United Methodist Church's

Bright Beginnings

Christian Preschool

60 E. North Street

Springboro, OH 45066

(937) 748-2612

05/30/2025

To whom it may concern,

Bright Beginnings Christian Preschool will be renting 6,146 square feet of the front sides (North and South) of Kingdom Sports located at 440 Watkins Glen Dr. , Franklin , Ohio for a Childcare center. The space has been used prior for childcare. Attached please see pictures of the space. Thanks!

Kim Crosen

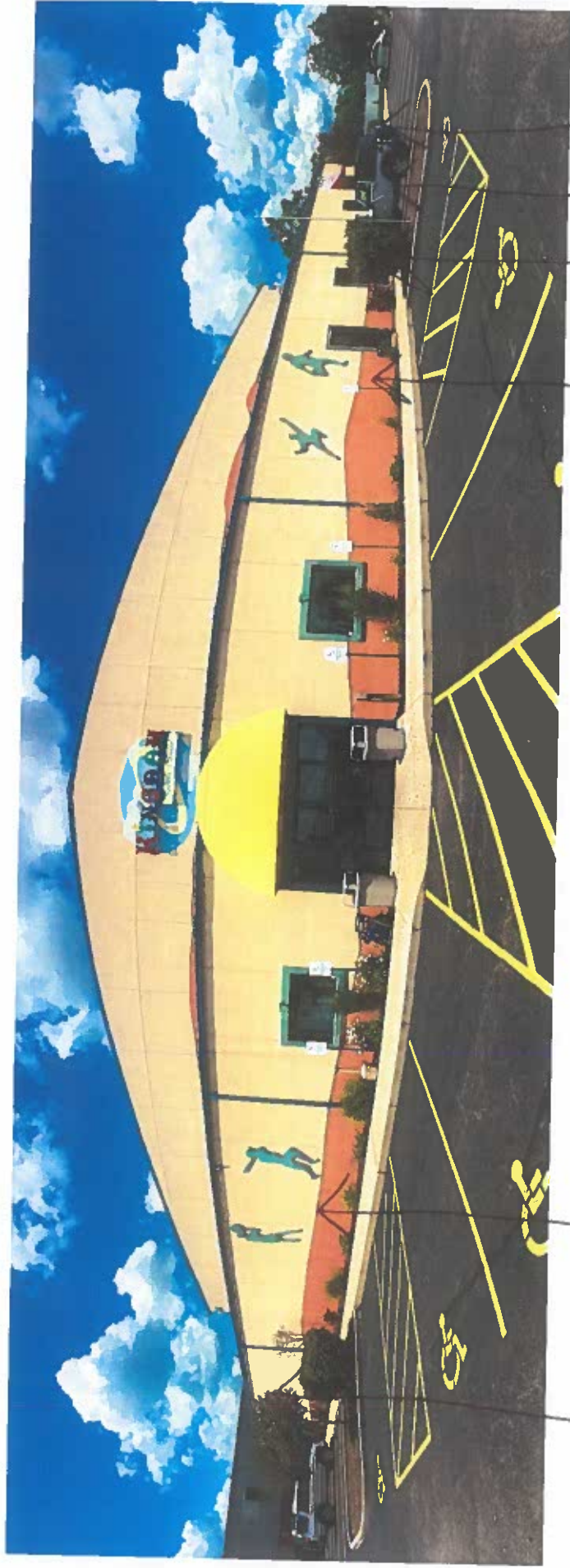
Director

Bright Beginnings Christian Preschool

60 E. North St.

Springboro, Ohio 45066

(937) 748-2612



A-E- classrooms

F - office
attached pictures show space

A



B









