



# PLANNING COMMISSION STAFF REPORT

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To: Planning Commission Members  
From: Liz Fields, AICP, Planner  
Meeting Date: July 9, 2025

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## PC 25-12 Conditional Use – Day Care Center

Property Information: Location: Parcel #0836200055 (440 Watkins Glen Drive)  
Zoning: C-1 “General Commercial Districts”  
Proposed Use: Day Care Center  
Current Use: Vacant rooms in the Kingdom Sports Center  
Proposed Hours of Operation: 6:30 a.m. to 6:30 p.m.

**Project Overview:** The applicant, First United Methodist Church’s Bright Beginnings Christian Preschool, is proposing to open a day care center within the Kingdom Sports Center located at 440 Watkins Glen Drive. The subject property is zoned C-1, General Commercial District, and day care centers are a Conditional Use in that zoning district.

**Comments:** Operation: The day care center is proposed to utilize vacant space in the front of the Kingdom Sports Center which was previously used as a day care center. In total, the day care center would contain five classrooms and one office encompassing 6,146 square feet. The center is proposed to be staffed by 15-20 full-time employees that would serve approximately 100 children, including 22 infants and toddlers.

Parking: Table 1111.07-5 requires that day care centers provide 1 space per employee on the largest working shift plus 1 space per every 5 at maximum capacity. Assuming 15 full-time employees and 100 children, a total of 35 parking spaces are required. The applicant noted that six spaces in the Kingdom Sports Center parking lot are dedicated to the day care center and

that they will have access to the entirety of the lot during the day. In total the parking lot contains approximately 154 parking spaces which should be more than sufficient to accommodate the 35 spaces required for the day care center.

Day Care Center Specific Standards:

1. The proposed facility must meet State certification, licensing or approval requirements.  
**The facility 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.  
**The facility cannot be licensed until the Fire Department signs off on a Fire Inspection Report and 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 facility will be located within the Kingdom Sports Center. No exterior change is proposed.**
4. Day care centers are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.  
**The applicant cited that since parking spaces will be utilized for pick-up and drop-off, no stacking spaces are proposed. Given the layout of the Kingdom Sports Center, the provision of stacking spaces would not be feasible and staff believes that the parking will be sufficient. As such, Staff recommends that the Planning Commission modify the stacking requirement pursuant to Section 1111.07(n).**
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 facility will be utilized during the day when the Kingdom Sports Center is not busy, and it is anticipated that pick-up and drop-off will be staggered. In general, there will be an approximately 2.5-hour window to drop off (6:30 a.m. to 9:00 a.m.) and pick-up (4:00 p.m. to 6:30 p.m.).**

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. **The applicant has cited that they will be applying for a fence permit in order to enclose the outdoor play space and recreation areas which are proposed to be located to the east of the building. The size of the outdoor play space and recreation areas are 828 square feet for the toddler/infant area and 5,780 square feet for the larger playground which meets the requirement that the space provided be no less than 60 square feet per client.**
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. **No additional fencing, screening, or other measures are proposed by the City.**
8. Use of outdoor recreational areas shall be limited to between the hours of 7:30 a.m. and 8:00 p.m. **The outdoor recreational areas will not be used prior to 7:30 a.m.**
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. **The day care center will be 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. **The applicant notes that the Franklin community is underserved for quality early childhood education and childcare. There are only 4 pre-school/publicly funded childcare programs within a 3-mile radius of the Franklin city center: one in Springboro, one in Carlisle, one in Miamisburg, and one small home-based care. Bright Beginning Christian Preschool has been serving the Springboro community for over 25 years and is looking to add a Franklin campus to offer full-time care.**

Conditional Use General Standards for Approval:

11. The proposed use is a Conditional Use in the zoning district for which it is proposed.  
**A day care center is an identified Conditional Use in the C-1 zoning district.**
12. The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.  
**The proposed day care center is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."**
13. The proposed Conditional 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 vicinity and that such use will not change the essential character of the neighborhood.  
**The proposed use is in a commercial area and will utilize an existing commercial facility. The use will not change the essential character of the neighborhood.**
14. The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.  
**It is not expected that this use will be hazardous or unreasonably disturbing to adjacent uses.**
15. The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.  
**The proposed Conditional Use will be served adequately by essential public facilities and services.**
16. The proposed Conditional 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.  
**The proposed Conditional Use will not create excessive additional requirements or be detrimental to the economic welfare of the community.**

17. The proposed Conditional 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.

**The proposed Conditional Use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.**

18. The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.

**The proposed Conditional Use will utilize existing vehicular approaches.**

19. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.

**The applicant is proposing to utilize an existing building therefore there will not be significant loss of features or structures on the site.**

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**Considerations:**

Should the Planning Commission approve the proposed Conditional Use, staff recommends the following conditions be considered:

1. Approve a modification to the stacking space requirement pursuant to Section 1111.07(n).