

Statement Regarding Conditional Use Permit Request for Proposed Child Care Center at
Westminster Presbyterian Church, 3737 Liberty Road S., Salem, Oregon 97302

Statement Describing the Proposal for Conditional Use Permit:

The conditional use permit request is for the development of a full-time childcare center to be located within the existing building structure of Westminster Presbyterian Church.

Westminster Presbyterian Church recognizes the need for additional childcare services in the Salem area. Westminster is proposing the use of its existing classroom space and downstairs fellowship hall as an area to house a new childcare service. Currently Westminster has a co-op model for preschool education. This school hosts approximately 15 students. In order to accommodate the anticipated enrollment of approximately 35 children in a new childcare center the preschool co-op will close at the Westminster campus and its Board of Directors is considering relocation options.

The proposed use of the church building as a childcare center is allowed as a conditional use in the current RM2 multiple family residential zone where the church has been located since 1957.

We see no adverse impacts on the immediate neighborhood as Westminster Presbyterian Church is set on 5.87 acres of wooded land with three separate entrances and exits. One is from Liberty Street, another from Winola Street and the third from Felton Street.

The proposed use will be reasonably compatible with and have minimal impact on the liveability or appropriate development of surrounding property. The existing Westminster Presbyterian Church building and property will accommodate the proposed childcare center. Neighbors should not notice a difference between the proposed new childcare center and the former pre- school unless they are enrolling children for needed care.

Ample parking is already in existence and no exterior building construction, landscape, tree removal or drainage changes will need to occur to accommodate the childcare center inside existing classroom space. There are three standard bike racks currently in place and 63 parking spaces.

Apartments to the south of the church property and the only office building to the north of the church are buffered by nearly 200 feet of wooded property and a six-foot wooden fence at the property line edge ensuring minimal impact on livability in the area with the issuance of a conditional use permit for a childcare center.