

Letter of Intent  
Conditional Use Permit  
For Rachel Franz, DBA Sunflower Day School operating at  
Trinity Lutheran Church  
107 S. 7th Street  
Laramie, Wyoming 82070

December 6, 2021

Sunflower Day School is a curriculum-based preschool providing early childhood education for the young children of Laramie. We, Sunflower Day School, are submitting our Conditional Use Permit to operate out of Trinity Lutheran Church. The owner of Sunflower Day School, Rachel Franz, will own and operate Sunflower Day School and has a Family Child Care Center license under the State of Wyoming. The facility will operate Monday thru Friday between the hours of 8:00 and 5:00. Drop off and pick up times for students will occur in the mornings, mid-day and late afternoon, during operating hours.

This Conditional Use Permit meets the required findings:

1.
  - a. The building provides the necessary requirements for ingress and egress access to the child care facility. This has been approved by our local fire marshal.
  - b. The facility has a parking lot with 10 spaces, which includes 1 ADA parking space. We will have access to the parking lot for drop-off and pick-up, with direct access into the facility.
  - c. Our facility will not contribute to any major issues in regards to economic impacts, glare or odor to off-site individuals. We will have a private play area on the North side of the building which may contribute to noise when the children are outside playing.
  - d. The refuse area is currently in the alley behind the church. There will be no added refuse or service areas.
  - e. There will be no changes in regards to utilities.
  - f. We will be fencing off an area on the North side of the church for the intended outdoor play area. The area is approximately 23.5 feet by 46 feet(1081 sq. ft.). We are installing a 4 foot wood fence similar in style to the attached photo:



1.(cont)

- g. There is an existing space on the building which we may use for signage. We may also use temporary signs, such as banners attached to the fence notifying enrollment and/or special events.
2. The proposed use for Sunflower Day School to operate within Trinity Lutheran Church allows enough space for the maximum number of children per my Family Child Care License(15). The church is an already existing facility that serves purposes for intensity and bulk.
3. The proposed use for Sunflower Day School to operate within Trinity Lutheran Church is appropriate to the specific location in regards to public health, safety and convenience. Being located in a central neighborhood with adjoining properties that have more intense uses,Trinity Lutheran Church is an already existing facility that has a space within the church premise to accommodate a Family Child Care Center.
4. The proposed site of Trinity Lutheran Church is adequate in size and shape to accommodate the intended use of Sunflower Day School and the use will comply with all requirements for the zone district.
  - a. The setbacks will not be changing.
  - b. The walls of the building will not be changing.
  - c. The landscaping will remain the same aside from where the fence will be installed. Landscaping along the northwest corner will remain as is.
  - d. Buffer yards will remain the same.

