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MEMORANDUM **Transportation & Development - PZ Memo No. 12-060a**

DATE: JULY 20, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: ZUP12-0010 MORGAN'S HOME CHILD CARE

Request: Use Permit approval for residential child care for up to ten children within an existing single-family residential home

Location: 923 N. Dakota Street,
South and west of the southwest corner of Arizona Avenue and Ray Road

Applicant: Morgan Rayl, Owner/operator

The request was withdrawn from the July 18, 2012 Planning Commission hearing at the request of the applicant in order to re-advertise the Use Permit to allow up to ten children.

RECOMMENDATION

The request is for Use Permit approval for residential child care for up to ten children within an existing single-family residential home. Staff, upon finding consistency with the General Plan and Single-Family Residential (SF-8.5) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located south and west of the southwest corner of Arizona Avenue and Ray Road, within the Thunderbird Manor subdivision. The subject site is surrounded by single-family homes. An alley is adjacent to the site's eastern boundary.

The request is for residential child care for up to ten children. The Zoning Code requires that any residential child care home providing care for five to ten children is required to obtain a Use Permit from City Council. The child care home has been in operation at this location since 2006

without a Use Permit; however the number of children being cared for ranged from two to seven children, with the higher number only at times of holidays and breaks. It was not until recently that the applicant was notified that a Use Permit is necessary. Prior to operating at this location, the applicant operated a child care home in the City of Mesa. The applicant is currently in the process of getting licensed by the State for the increased number of children. The applicant currently does not have plans to provide care for ten children, but rather is requesting the ability for ten children to allow flexibility for siblings, scheduled breaks, and school holidays.

The residential home is a single-story home and is approximately 1,610 square feet, on an approximate 7,614 square foot lot. The hours of operation are Monday through Friday from 6:30 a.m. to 5:30 p.m. The home will not be open during the weekend or for major holidays. Parking for the drop-off and pick-up of children will be provided on the driveway, as well as in front of the home. The driveway provides a depth of roughly 50-feet, allowing for the parking of up to four vehicles. The frontage of the home is roughly 76-feet, allowing for an additional three vehicles. In addition to the applicant, an assistant is at the site during business hours, and generally parks on the street.

Staff supports the request to provide child care for up to ten children, finding the request meets current Zoning Code requirements, the past experience of the operator, and no neighborhood opposition.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, June 26, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received one telephone call from a nearby neighbor that had general questions of the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the SF-8.5 zoning district, recommends approval of ZUP12-0010 MORGAN'S HOME CHILD CARE, subject to the following conditions:

1. The residential childcare home shall have no more than ten (10) children for compensation, at any time.

2. Should the applicant sell the property, this Use Permit to operate a childcare home shall be null and void.

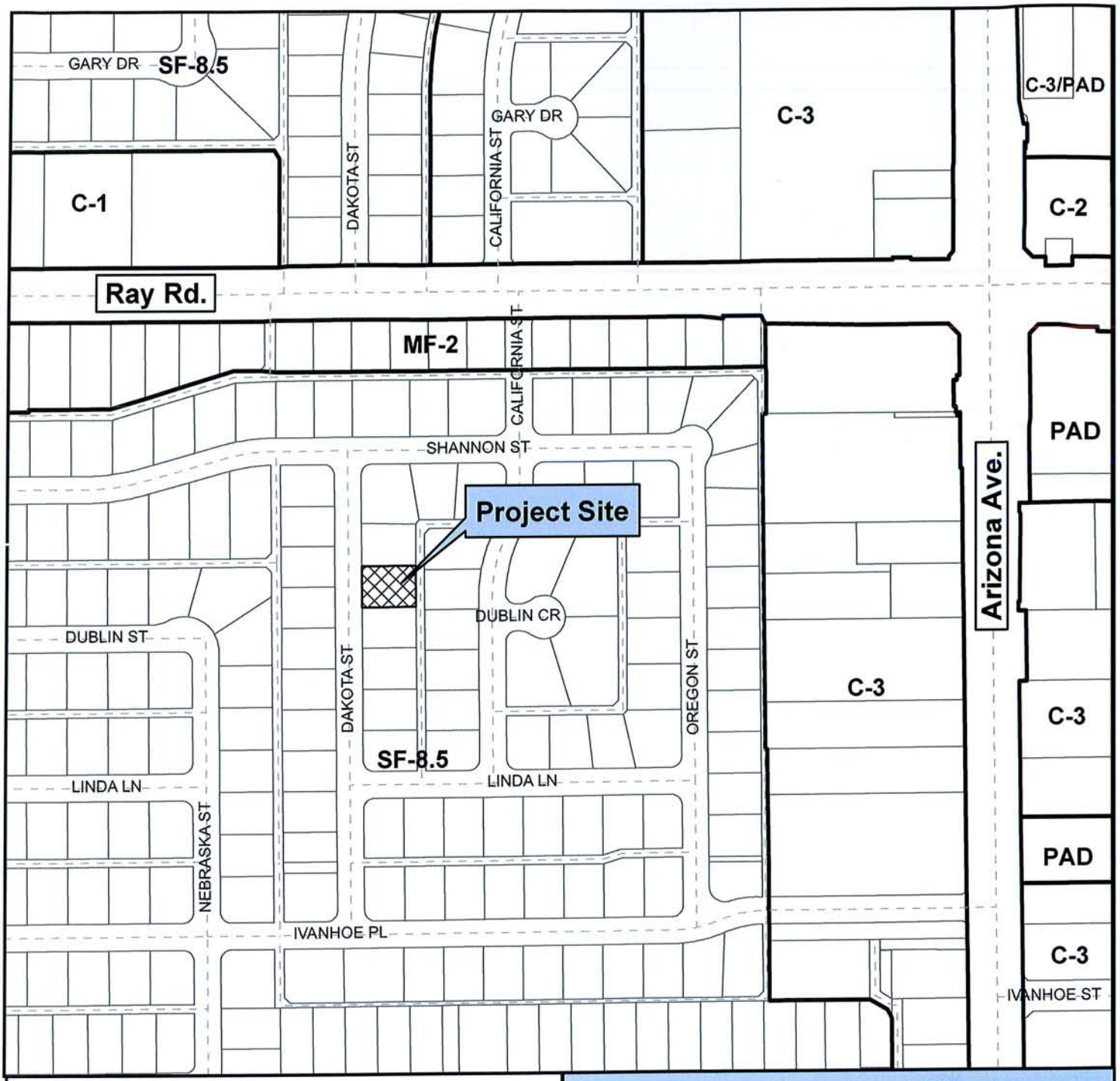
3. This Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to an approval by the City of Chandler.

PROPOSED MOTION

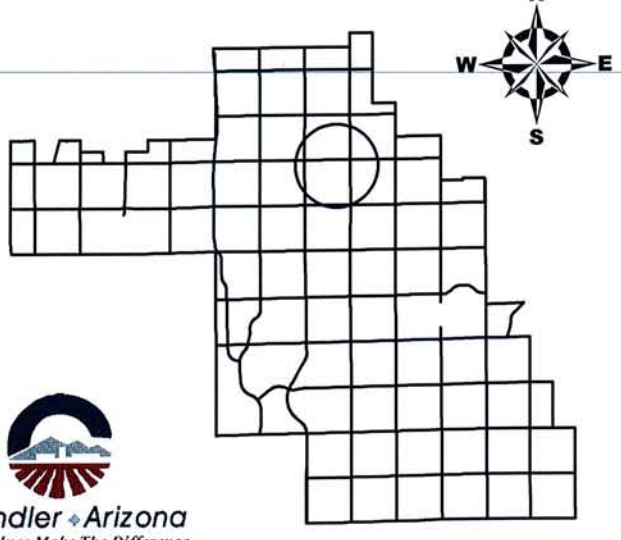
Motion to recommend approval of ZUP12-0010 MORGAN'S HOME CHILD CARE, Use Permit approval for residential child care, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant Narrative



Vicinity Map



ZUP12-0010

Morgan's Home Childcare

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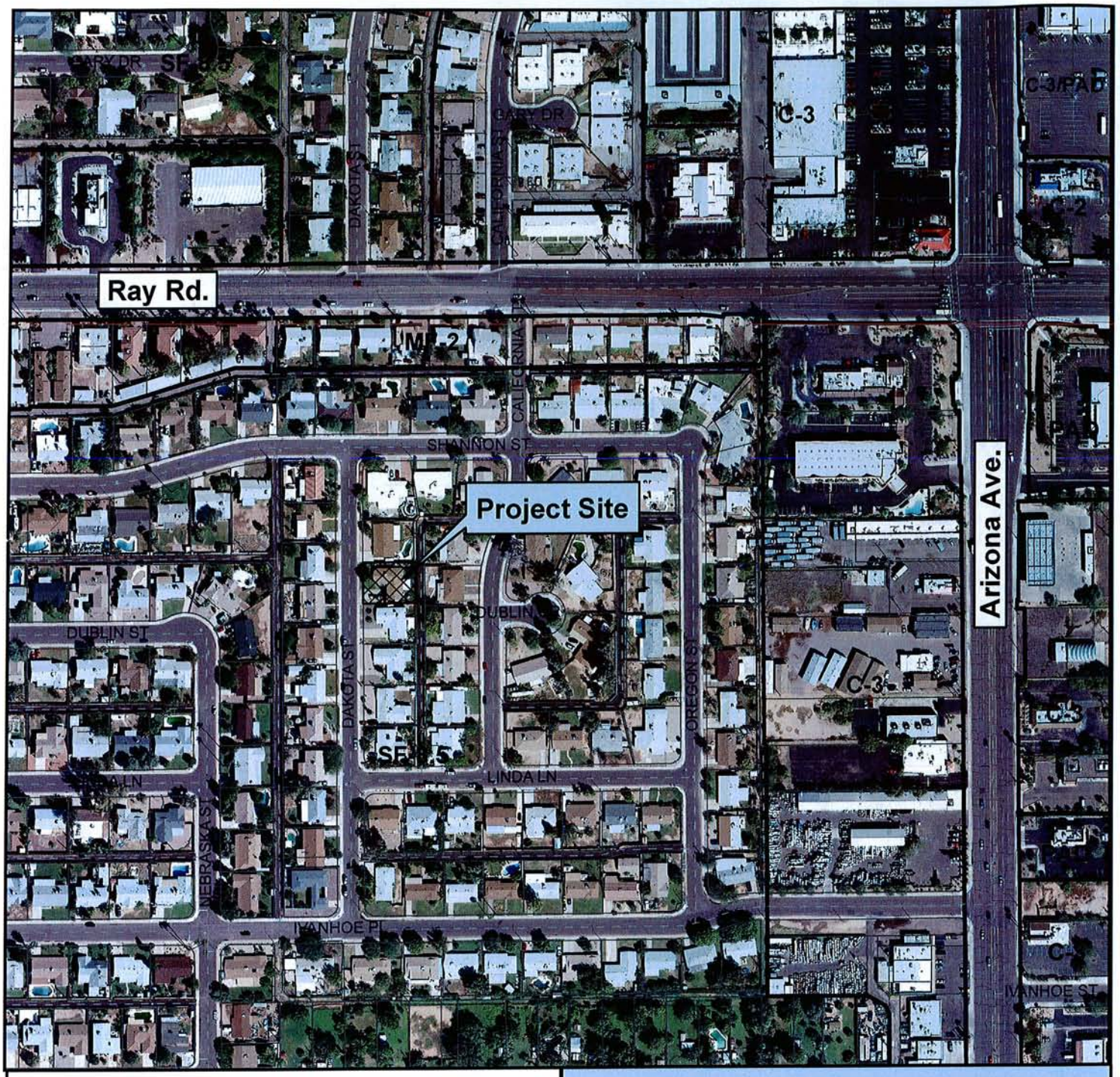
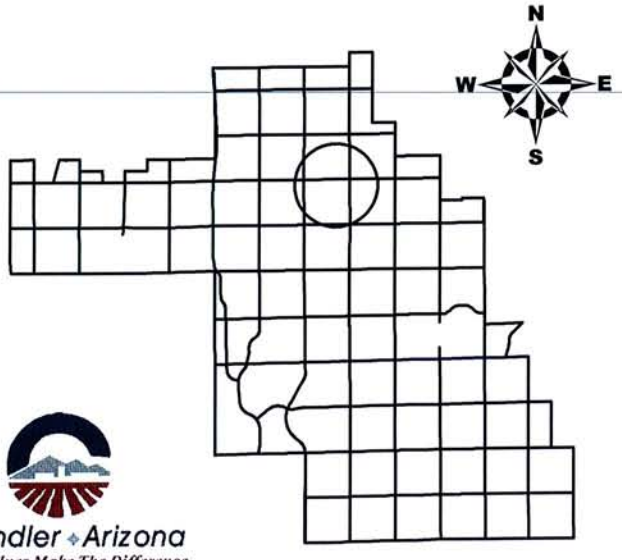
CITY OF CHANDLER 4/5/2012



Vicinity Map



ZUP12-0010

Morgan's Home Childcare

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CITY OF CHANDLER 4/5/2012

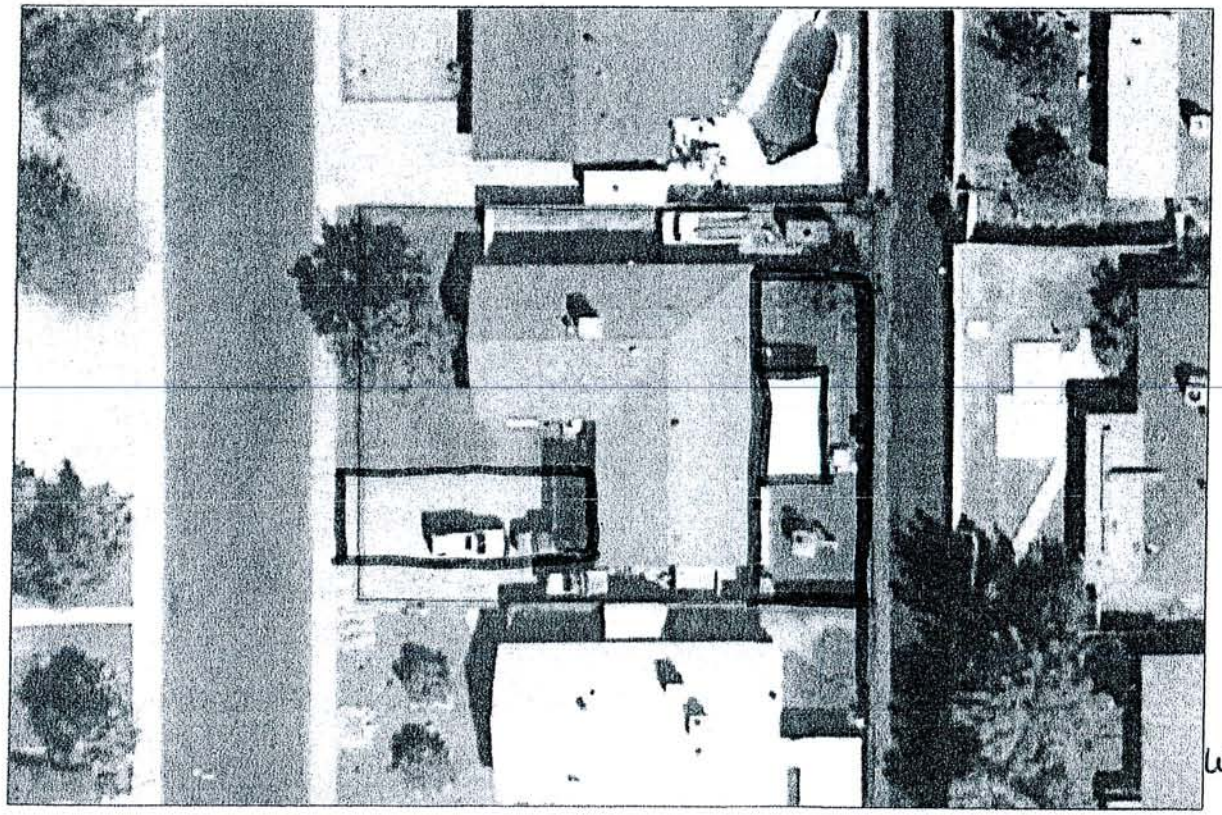
923 N. Dakota St. Chandler Az 85225

Lot size: 7,614 sq ft / 0.17 acres (76'x100')

Driveway size: [redacted]

Outdoor Kid Play Area: [redacted] with a covered porch of [redacted]

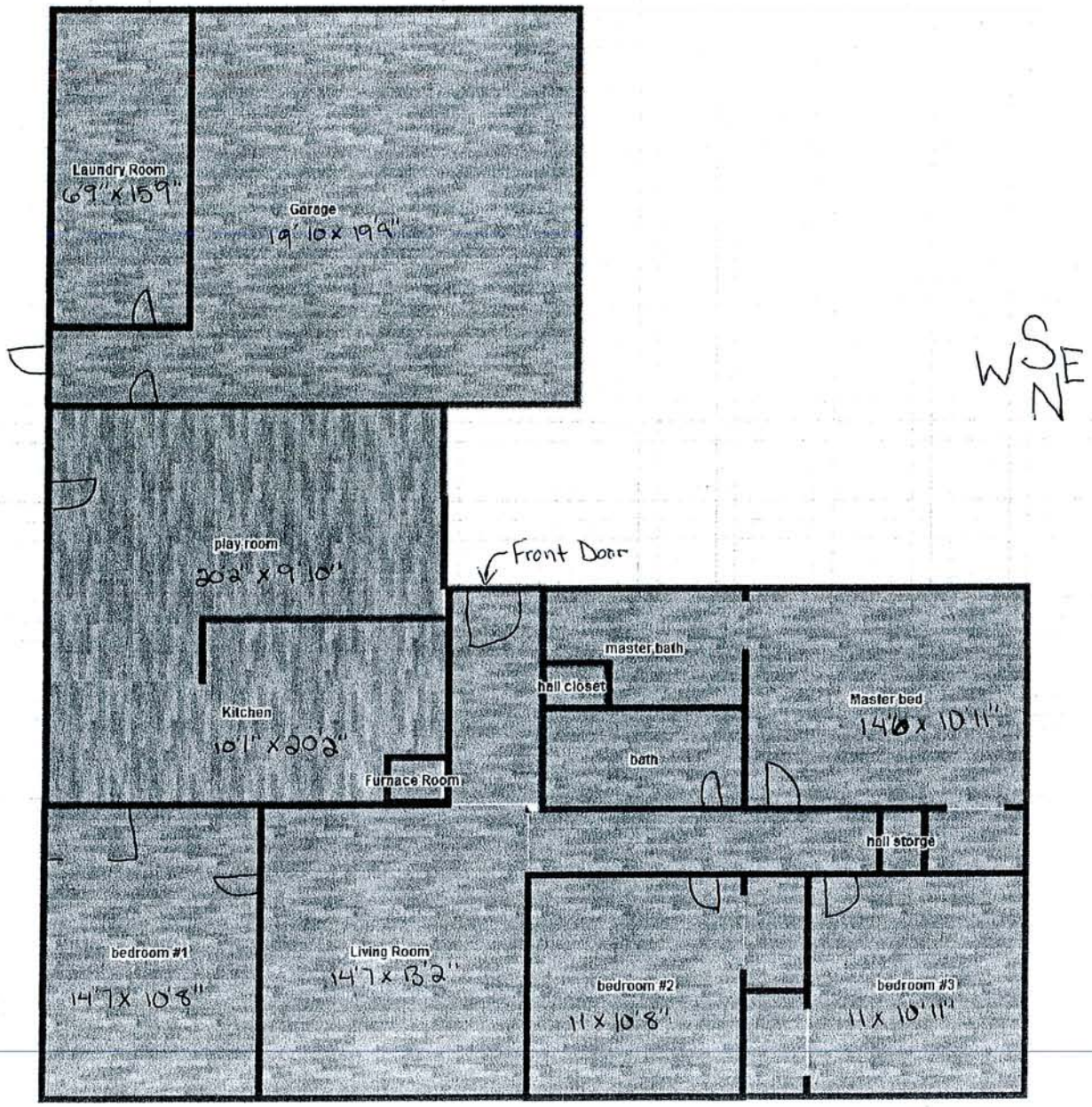
Maricopa County Parcels



SITE PLAN

923 N. Dakota St Floor Plan

The playroom and the kitchen are connected and very open. They are only separated by a fridge and an 8'x2'10" counter.



Morgan's Home Child Care
Morgan M. Rayl
923 N. Dakota St.
Chandler, AZ 8522
(480)635-9686

Business Proposal:

Mission Statement

Provide a safe, secure, home like atmosphere for young children during their parent's normal working hours, while promoting an environment for each child's personal development and the opportunity to learn key life skills.

Hours of Operation

Morgan's Home Childcare is open Monday thru Friday 6:30am to 5:30pm except major Holidays.

Background

I was raised in a home childcare. Throughout high school I babysat every weekend and all of my school breaks. After graduating I worked at a few jobs, but was never crazy about them. I moved to Mesa in October of 2001 and started watching two kids in March of 2002. I then moved to a bigger home and started watching a few more. Before I knew it I was watching the siblings to the now school age kids. I had my first waiting list the summer of 2008, at this point I knew I was doing something right. I currently have six full-time children, one part time child and an assistant, with the occasional extra one or two during school holiday/breaks. I am requesting to have the flexibility to use the maximum of ten (10) children. However I am not currently looking to add children to the daycare. So my ratio would never be more then 1 to 5.

Experience/Care Given

I, Morgan Rayl am the primary caregiver and have nearly fifteen (15) years of hands on experience in the delivery of child daycare. My goal is to encourage creativity, individuality, and independence. I have created an environment filled with love, patience, and kindness. I feel it's very important to keep current 1st Aid and CPR cards. Here at Morgan's Home Childcare we do not have a set curriculum, but children do participate in daily "learn as you play" activities. The children are given the opportunity to play with musical instruments, books, blocks, puzzles, and so much more. Arts and Craft activities are routinely scheduled and are designed to match the seasons and relevant Holidays. I provide healthy meals and snacks for each child. I try to include a fruit and/or veggie, dairy and a protein in each meal while also making foods kids love to eat. I make as much food from scratch so I can to control the amount sugar and fat.

My assistant was chosen after doing several interviews from an ad I posted of Craigslist. I chose her for her love for children and past work history. She has

worked in other home childcare centers. She also has her 1st Aid and CPR. She drives her own car to and from my house every day. She has been great with all the children, helping with feeding, crafts, playtime, and clean up.

Parking, Drop Off and Pick Up

Parents use the driveway and in front of the house to park for drop off and pick up. The parents start coming at 6:30am and by 8:30/9 all the kids have been dropped off; parents usually only come one or two at a time. I have asked that parents not park in front of other homes out of courtesy. Also, I do not allow my parents to honk horns out in front of my house, and I ask for my early arrivals to be quite as they walk to the door so as to not disturb the neighbors.

Residence as used in the providing of Morgan's Home Childcare Services

The residence is a typical four bedroom, two bath, family dwelling with a large family room kitchen area which is the primary area used for the child daycare services. The backyard which is used for outdoor playtime is fenced. The residence outside appearance is that of all the other homes on the street. The house is 1,610 sq. ft.: and sets on a lot size of 7,614 sq. ft. / 0.17 acres.

Advertising/Marketing

The biggest way I advertise is word of mouth. I do very little advertising, but when I need to I use Craigslist, Daycarematch.com and Vpmoms.com. I do not hang or post ads or signs in my front yard or on any streets. I do have a "Welcome to Morgan's Home Childcare" magnet sign hanging on my front door, but it is only visible if you walk up to my door; it is not visible from the street.

Length of permit

Please consider me for a three year permit. Being that I am starting my tenth year of childcare and this is the first time I have been turned in, I feel that I won't let you down if you approve me for longer than one year. Thank You!