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Chandler



MEMORANDUM

Planning Division – PZ Memo No. 15-015

DATE: FEBRUARY 4, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY

Request: Use Permit extension approval for the continued operation of a preschool

Location: 1751 E. Queen Creek Road, approximately ¼ mile west of Cooper Road

Applicant: Phil Chavez; Owner/Operator

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval for five (5) years subject to conditions.

BACKGROUND

The application requests Use Permit extension approval for the continued operation of a preschool located west of the southwest corner of Cooper and Queen Creek roads. The building is part of a partially developed office development that includes financial/tax preparation services, an optometrist, physical therapy, and property management company. The building sits at the northwest corner of the site and is adjacent to Queen Creek Road. To the west are large-lot rural residential properties (Twin Acres), to the north across Queen Creek Road is vacant land zoned for industrial and airport-related uses, to the east is vacant land zoned PAD for commercial uses, and to the south is vacant land zoned for custom homes.

The larger development of 8.1 acres was zoned PAD in 2006 to allow medical/general office uses. Only four (4) of the development's 12 approved buildings have been constructed, though the drive aisles and parking spaces are all installed. The subject business occupies the entire 5,300 square foot building. Seven classrooms, an office, workroom, restrooms, and indoor

playroom are provided. An outdoor playground was installed by removing four (4) parking spaces west of the building as well as some landscaping with the approval of the initial Use Permit.

The hours of operation are generally Monday through Friday from 8:30 a.m. to 3 p.m., with occasional after hour programs to 4 p.m.; there are occasional special events such as Parent's Night Out. Currently there are 18 employees that include ten teachers, five teacher assistants, and three office staff. Pick-up and drop-off times are staggered throughout the day depending on the program the children are enrolled in.

DISCUSSION

Planning Staff recommends approval of the request, finding that the continued operation of a preschool use fits well in the existing zoning and has not presented land use conflicts with the surrounding uses. With the initial Use Permit, there was strong reservation with the use in proximity to both the airport and adjacent rural properties. Throughout the review process of the original Use Permit, all issues were resolved. The use is adequately buffered from the residential neighbors to the west by distance and landscaping. Also, the use is complementary to the medical office uses in the development and, in fact, has a lower parking requirement that will free up parking spaces in the long-run. Noise effects from children playing on the outdoor playground are of little concern adjacent to Queen Creek Road and near the airport.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting is scheduled for February 2, 2015. Planning Staff will update the Planning Commission at the public hearing.

At the time of this writing, Planning Staff has not received any correspondence opposed to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY subject to the following conditions:

1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
2. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Motion to recommend approval of ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY Use Permit extension approval for the continued operation of a preschool, subject to the conditions recommended by Planning Staff.

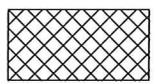
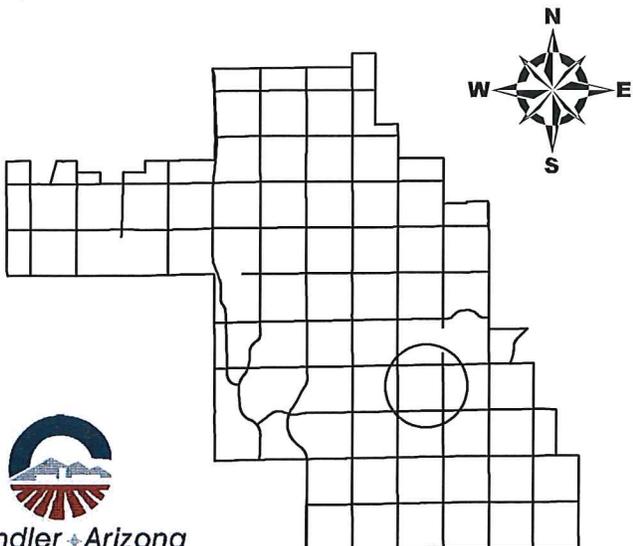
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Attachments

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



Vicinity Map



ZUP14-0032

Wee Blessings Preschool & Academy



October 30, 2014

City of Chandler
Transportation & Development Department
215 East Buffalo Street
Chandler, AZ 85225

RE: Special Use Permit Renewal (Narrative)

Wee Blessings Preschool & Academy is located at 1751 East Queen Creek Road (N/W Corner Queen Creek & Cooper) in the Airpark complex. We purchased the building in 2012 and we were approved for an initial 3-year special use permit by City Council December of 2011.

Our building is a 5300 square foot building to include 7 classrooms, an office, a workroom, both family and student restrooms, large foyer/indoor playroom and a 2000 square foot outdoor play yard.

Our hours of operation are Monday – Friday (8:30 – 3:00). We have 18 employees to include 2 Owner/Directors, 1 Office Manager, 10 Teachers and 5 Teacher Assistants.

In terms of Entertainment, we offer a few Parent Nights Out, an Annual Spring Boutique and Summer Camps throughout June; none of which have live music or excessive crowds. Other than children playing on the playground for 15 minute recesses; we are extremely quiet.

We are honored to have purchased this building and obtain an on-going state license to operate a fully functioning academic preschool that is in alignment with the high standards of CUSD. We look forward to many more years at this fabulous site.

Thank you for your consideration,

Phil & Debi Chavez
Owner/Directors of Wee Blessings Preschool & Academy, LLC.
480.797.5749