



Chandler · Arizona
Where Values Make The Difference

#65
DEC 13 2007

MEMORANDUM

Planning & Development - CC Memo No. 07-287

DATE: NOVEMBER 19, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0085 THE LEARNING LAGOON

Request: Use Permit approval for residential childcare for up to five children in a single-family residential home

Location: 4121 E. Colonial Dr.
South of the southeast corner of Riggs and Lindsay Roads

Applicant: Lisa Eskina, owner

RECOMMENDATION

The request is for Use Permit approval to allow for residential childcare for up to five children in a single-family residential home. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development (PAD) zoning recommend approval with conditions.

BACKGROUND

The subject site is located south of the southeast corner of Riggs and Lindsay Roads, within the Sun Groves single-family residential neighborhood. There are single-family homes to the east, south, and west of the subject site. North, across Colonial Drive are the side yards of additional single-family homes.

The request is to allow for the care of five children in a single-family home. The Zoning Code requires that any residential childcare home providing for care for five to ten children for compensation is required to obtain a Use Permit from City Council. The total number of

children that someone can provide care for is fifteen, ten for compensation. The additional five children allow for families to care for their own children.

The residential home is a single-story 1,766 square foot home. The hours of operation are Monday thru Friday from 7 a.m. to 6 p.m., and will not be open Saturday or Sunday. Parking for the dropping-off and picking-up of children will be allowed for on the driveway, as well as across the street. Colonial Drive is situated so that across the street from the residence are homes that side up to Colonial Drive, which allows for temporary parking along Colonial drive.

Staff supports the Use Permit request, finding that childcare is a use appropriate in a residential subdivision.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Monday October 8, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received one phone call regarding the request. The phone call was from the HOA President with support for the request. Staff has received no phone calls or letters in opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. The residential childcare home shall have no more than five (5) children 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

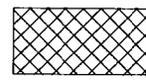
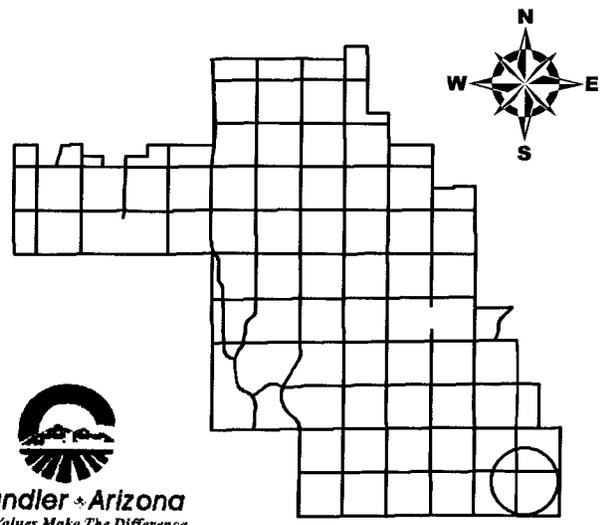
Move to approve UP07-0085 THE LEARNING LAGOON, Use Permit for residential childcare, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan



Vicinity Map



UP07-0085

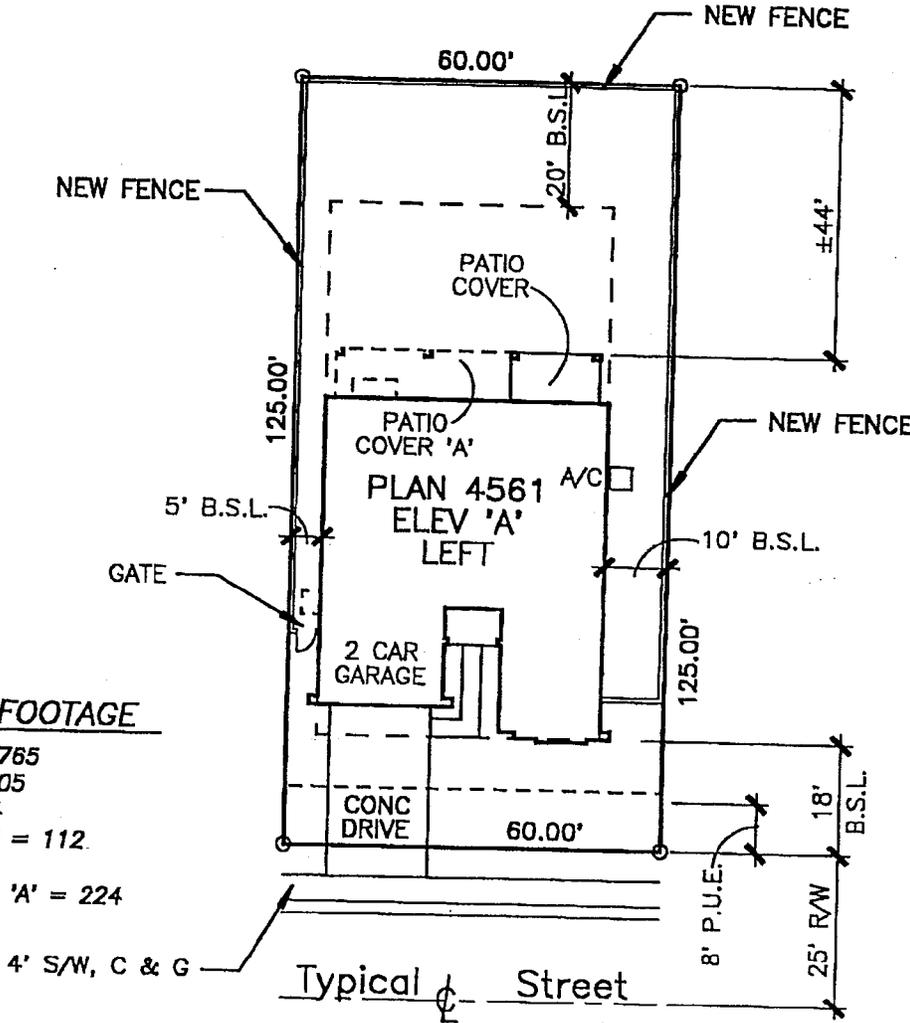
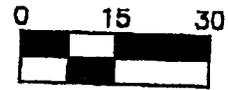
The Learning Lagoon



LOT NO: TYPICAL DATE: 3-5-03
 SUBDIVISION: SUN GROVES PARCEL 13
 ADDRESS: TYPICAL STREET



SCALE: 1" = 30.00'



SQUARE FOOTAGE

- LIVABLE = 1765
- GARAGE = 405
- PORCH = 54
- PATIO COVER = 112.
- OPTIONS:
- PATIO COVER 'A' = 224

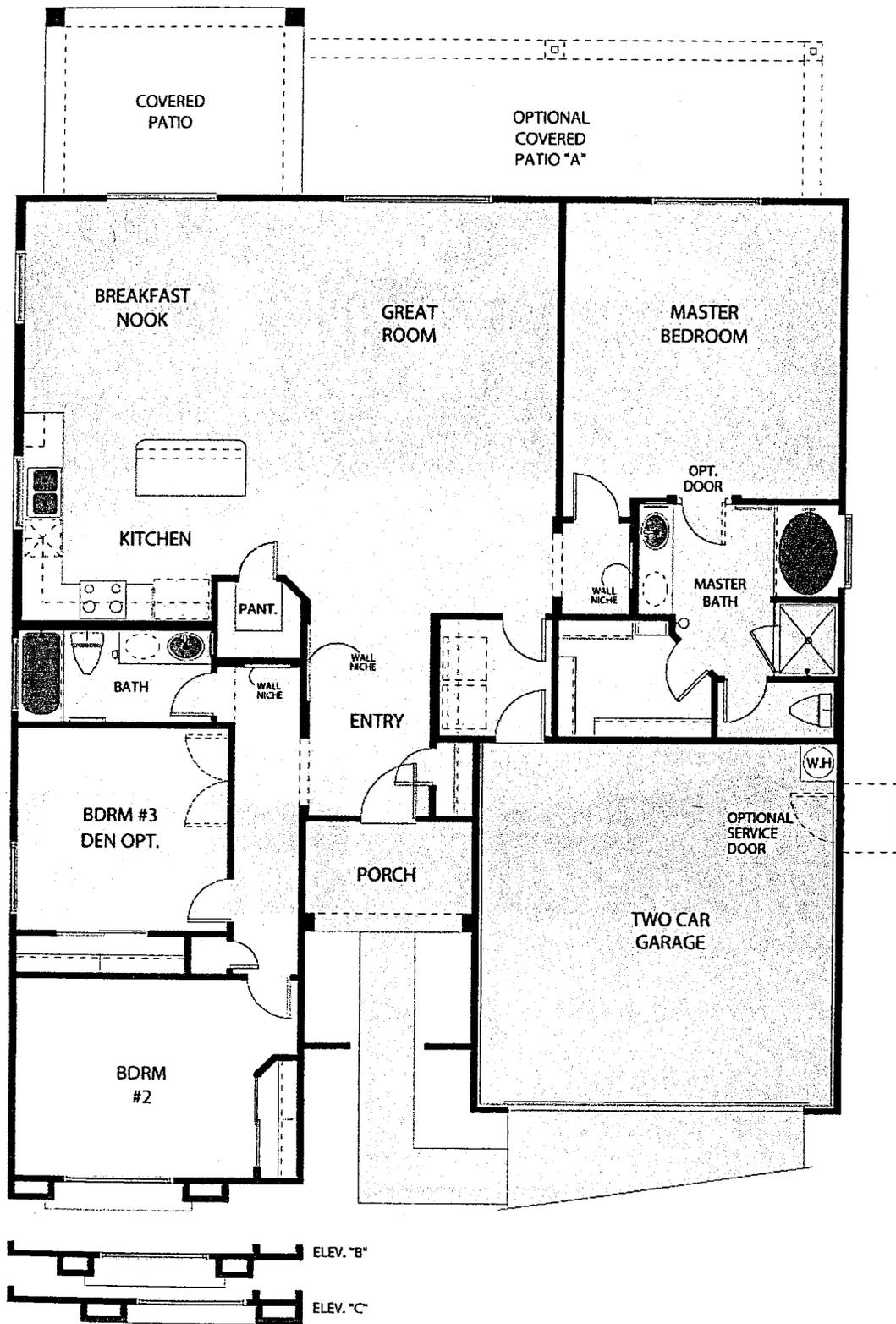
LEGEND

- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- V.T.E. VISIBILITY TRIANGLE EASEMENT
- S/W SIDE WALK
- C & G CURB & GUTTER
- FIRE HYDRANT
- STREET LIGHT
- ELECTRICAL TRANSFORMER

NOTE:
 BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY
 BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS,
 ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND
 SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

FOOTPRINT: 2560 S.F.
 LOT: 7500 S.F. FENCE: ±252 L.F.
 COVERAGE: ±34% FIN FLR = TYPICAL LOT
 TAYLOR WOODROW 6710 N SCOTTSDALE ROAD SUITE 100 SCOTTSDALE, AZ 480 314-5700

SITE PLAN



PLAN SG4561
1,765 SQ. FT.

FLOOR PLAN

August 15, 2007

Planning and Development Dept.
215 E. Buffalo St.
Chandler, AZ 85225

Re: Use Permit for:

All About Kids Childcare, LLC
4121 E. Colonial Dr.
Chandler AZ, 85249

To Whom It May Concern:

I am currently registered through Childcare Resource and Referral (CCR&R) as an Unregulated Childcare Provider soon to be providing childcare for 4 preschool aged children ranging from 3 to 5 in my home. Additionally I am continuing my education later this month to obtain training hours needed in becoming licensed through the Department of Health Services (DHS). Once my credited hours are obtained and I have been approved by the State of Arizona as a licensed Group Home Provider, I could proceed to obtain a 5th child for care in my home, providing I am able to obtain a Use Permit from the City of Chandler.

My purpose for this business is to provide the skills needed in preparation for Kindergarten. I will offer to parents and children a caring, structured and guided curriculum with everything needed for children to be successful in their graduation into a public or private school.

My home is a single family, single level dwelling approximately 1766 in square footage. The home will be fitted under the requirements of DHS to provide a safe environment. I will offer a classroom like setting and a fully landscaped and gated backyard with ample play area. My hours of business are 7:00am to 6:00pm Monday through Friday.

I have spoken to a representative of the Sun Grooves Home Owners Association and was told that as long as the site, sound and smell requirements are not infringed upon, they would have no reason to deny my request. I understand that I am a homeowner and respect my fellow homeowners, therefore I will go to great lengths to make sure the parents understand their time spent at my home is to drop off and pick up the children and not park in front of my home for a long period of time. I will require them to park across the street along the long curb if my drive way is not available. At no time are they to park in front of my neighbors homes to the east and west of me. There are no homes facing Colonial Dr. only a long street and the backyards of two homes.

If you should need additional information please contact me at 480-298-4736. I look forward to the next steps of the submittal process.

Thank you,


Lisa Eskina