

#57
JUN 26 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-118

DATE: JUNE 5, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP08-0022 ROBINSON FAMILY CHILD CARE

- Request:** Use Permit approval to provide residential childcare for up to 10 children in a single-family home
- Location:** 731 E. Los Arboles Court, north and west of Warner and McQueen Roads
- Applicant:** Lisa Marie Robinson

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The application requests Use Permit approval for the operation of residential childcare within a single-family residence located within the Crystal Cove single-family residential subdivision zoned Planned Area Development (PAD). The childcare business will accommodate up to a maximum of 10 children ages 0 to 12 years old. The business operates Monday through Friday from approximately 6:30 a.m. to 6:30 p.m. The applicant has been operating a childcare business for up to four (4) children at this location for approximately ten (10) years.

The subject lot is approximately 6,055 square feet in size and contains a 2,100 square foot house built in 1994 (and added to in 2006). There is ample play space in the rear yard and the facility will abide by all State of Arizona regulations regarding licensing and operations. Pick-up/drop-off times will be staggered so that no more than two (2) cars are parked in front of the house during any 10-minute window.

DISCUSSION

The opinion of Planning Commission and Staff is that the residential childcare use works well at this location and fits with the character of the neighborhood. The back yard allows for ample play space, and the applicant manages the drop-off and pick-up so as to not disrupt the neighborhood. Staff has not received any complaints from adjacent neighbors regarding the use at its current level of four (4) children. Planning Commission and Staff recommend a 1-year time limit to allow continued monitoring of the traffic situation and to allow neighbors the opportunity to provide on-going feedback.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held at the subject site on May 29, 2008. One neighbor, who is the HOA president, attended and is in support of the application.
- At the time of this writing, Staff is not aware of any opposition regarding this proposal. The applicant has provided a petition signed by 58 neighbors in the immediate area who are in support of the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval of UP08-0022 ROBINSON FAMILY CHILD CARE subject to the following conditions:

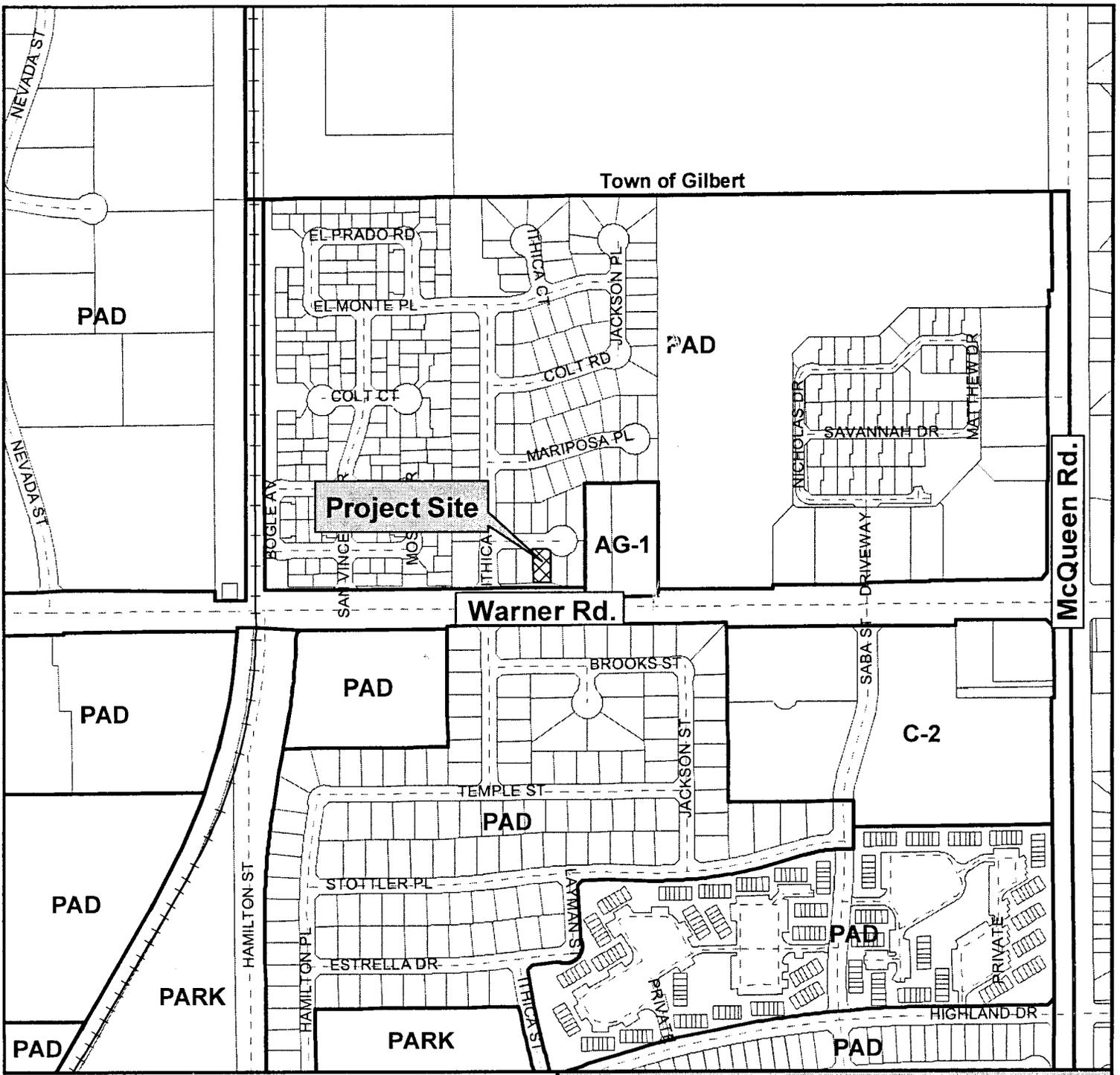
1. Use Permit approval for operating Residential Childcare shall be applicable only to the applicant and location identified with this application, and shall not be transferable to any other person or location.
2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

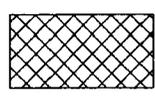
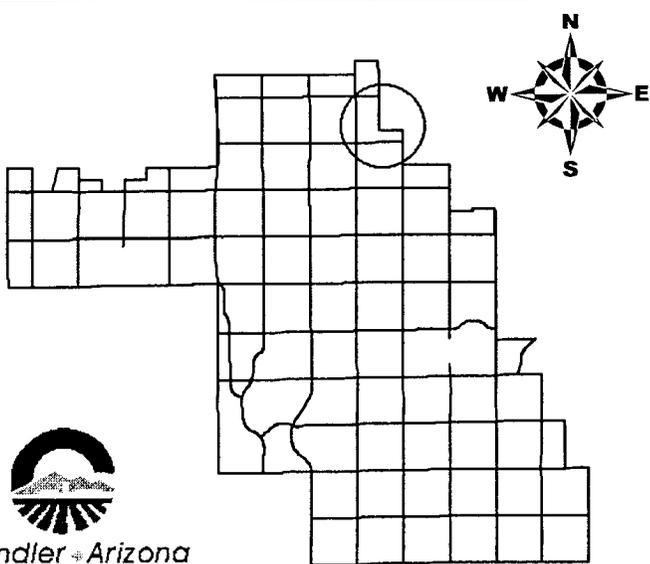
Move to approve UP08-0022 ROBINSON FAMILY CHILD CARE Use Permit for residential childcare subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Petition of Support

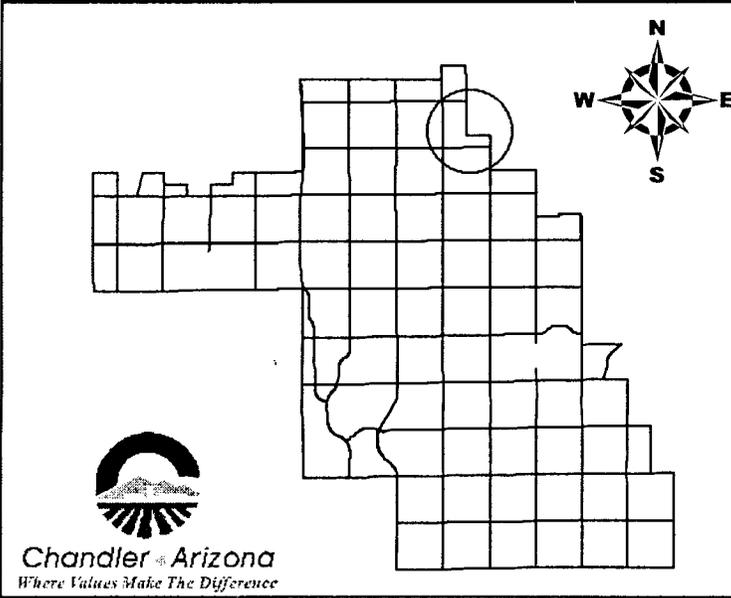


Vicinity Map

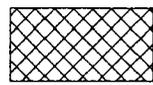


UP08-0022

Robinson Family Child Care



Vicinity Map



UP08-0022

Robinson Family Child Care

April 10, 2007

Hello, It is wonderful to meet you and spend this time with you .
Thank you for allowing me to share with you about our child care environment.

I am Lisa Robinson of Crystal Cove at 731 East Los Arboles Court, Chandler, Arizona 85225

We built this house in 1994, and have lived here almost 16 years.
The house was originally a 3 bedroom, 2 bath , 1400 square feet, on a 110' by 56' lot, 1/7th of an acre.
In 2006, a 700 square foot addition included 2 bedrooms, 2 bathrooms, great room extension, and a laundry pantry, was built on to the back of the home making the house 2100 square feet.

The landscaping is child friendly with large turtles, trees, shrubs, tree bench, flower gardens, alligator, lizard, and a fountain in the front yard. The back yard has a full size multi-level play yard over a 6" deep resilient play surface, a large grassy play area, and a whimsical garden with a coble stone walk, trees, and flowerbeds.

In 1999, after being separated from my husband and knowing that my children would suffer social and emotional difficulties if I, too, left them, even just to go to work outside of my home. I was a licensed cosmetologist, but had been home with my children since their birth.

After much thought and direction seeking, I came to the conclusion that if I continued to put God's precious gifts to me, my children Julie and Emily, put their needs first, that we as a family, would have everything we could possibly want and need. I believed that opening up my home to child care would provide for my children a play group that would allow for their social and emotional growth. Little did I know how absolutely rewarding this decision would turn out to be. Engrossing my self in the children, their schedule, their play, knocked some pretty hard edges off of a very difficult time in my personal life. To say that day care is 100% fulfillment for my family and I, is an understatement. I have a child with special needs. And what I found to be the most amazing is that once you set a house up for your own children, that children from outside families can thrive in that environment as well, even other children who have special needs. I have been discretely operating an in-home child care for just over 10 years, now.

This environment offers a flowing schedule with no stressed curriculum, children are offered food and drink when they arrive and assessed as to whether they are ready for play or would like to cuddle up with a blanket for a little while. This environment offers an infant nursery, and 3 rooms with adjacent bathrooms, where a tired babe can rest on their own personal use cot with their favorite blanket from home. Those children who are up and running are offered a variety of activities, from free play in-doors and out, arts and crafts, the computer lab that was generously donated by one of our day care parents, or outside to the science garden. We also provide an after-school snack and assisted study and home work time for school age children.

During the summer we utilize the local libraries and schedule a route to the activities around the area. This summer we are having a "Fitness Summer" that will include regularly scheduled fitness activities such as , neighborhood walks and jogs, basketball competitions, and trips to the Hamilton Aquatics Center.

My personal and professional experience in childcare includes working in the church nursery from age nine through my early teen years, having children of my own, being a child care provider for over ten years, and 68 clock hours of early child care education. I am First-Aide and CPR Certified, and I have a fingerprint and background clearance. I have been registered with Child Care Resource and Referral for over 10 years, as well.

Edward Martin, my life partner, has been assisting me in the day care for 5 years.
His daughter Estrella (Star) and my daughter Julie became friends in third grade elementary. Julie kept talking about Estrella all that following summer long. We all finally met the following school year when Estrella needed a place to go after school, and Julie insisted she should come to our care.

Well, you could say that we all followed a little Star that brought us all together.

Edward brings to the child care a general pre-med background, with summer interns in physical therapy and pediatrics. His work experience has been in residential programs for children and adults with physical and developmental disabilities. He has 140 college credit hours, 60 clock hours in special needs education, 68 clock hours of early childhood education, and 5 years in a home child care program. Edward is First-Aid and CPR certified, and has a fingerprint and background clearance, as well.

Our child care philosophy is one that allows for free flowing loosely scheduled days that revolve around the basic needs of the children, nourishment, social skills, recreation, rest and finding one's calm.

Our hours of operation are dictated by the needs of our child care families. Our current hours of operation have been 6:30 a.m. to 6:30 p.m. Monday through Friday. In the past we have opened as early as 5:am and had the last child leave just before 7:pm. 7 days a week.

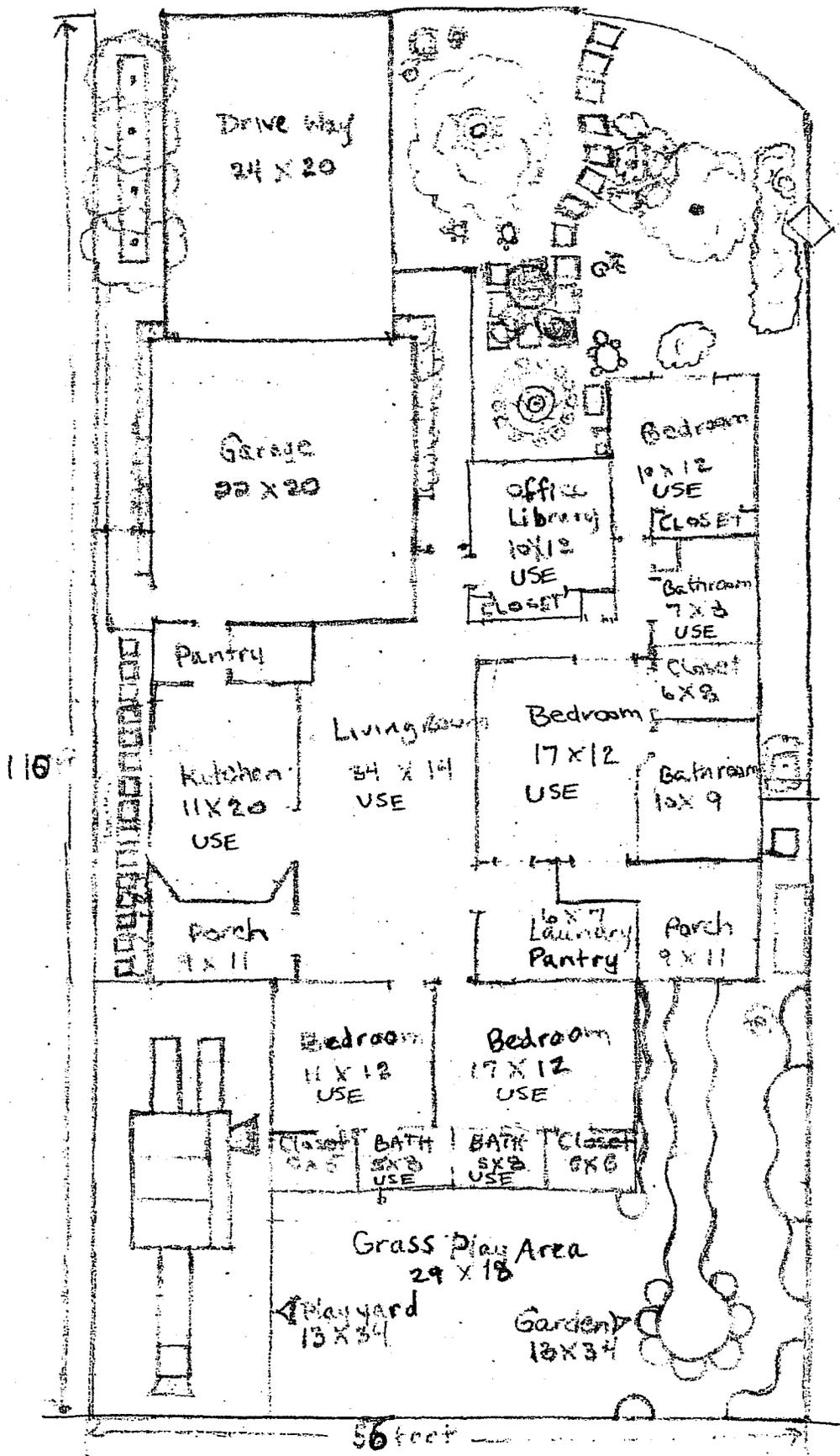
Parent drop-off and pick-ups occur at staggered times. A Parent that drops off at 6:30 a.m. usually will pick up by 4:00 p.m. It would be rather unusual to have 10 different children from 10 different families, There would be 4 to 6 vehicles at most, and the pick up times would be staggered. There is room for two cars in the driveway and two cars at the front curb. Most generally, the parents are parked for 5-10 minutes during pick-up. There would not appear to be unusual traffic in the neighborhood. And, as I am already an established childcare provider, the neighbors are already accustomed to seeing children arrive and depart from my home.

It is my belief that a registered licensed certified childcare would be an asset to the surrounding community, as well as to the families and children already in attendance. Some of the children that are with us have been in attendance for more than eight years. We have provided care for several children from our own neighborhood. In order to serve the families and especially their children best, a play group of same age peers should be established, and more than the currently allowed 4 children would be desirable to accomplish this goal. Being licensed and having zoning and permits would also protect me as a provider to have the approval of the Crystal Cove Home Owners Association, the City of Chandler, and the State Of Arizona.

The child care wouldn't be to far from the zoning requirements already established. The outer appearance of my home would not change, except for what minimal changes may be required for zoning approval. The child care would continue to operate discretely and in consideration of my neighbors, and under the licensing and regulation of the State of Arizona.

I am in the process of applying to the Crystal Cove Home Owners Association for permission, the State Of Arizona for licensing, and the City of Chandler for zoning and permits.

Thank you so much for your consideration in this matter, I look forward to working with you in the future toward meeting the requirements to accomplish this goal.



KEY
Rooms marked "USE" are used for the day care.
Other rooms are generally private.

Your opinion counts!		Please fill out the information line below so that your vote can be counted.			Thanks so much!		
1	NAME	ADDRESS	IN FAVOR	OPPOSED	COMMENTS	SIGNATURE	DATE
2	James Walker	751 E Las Arboles Ct	X			James Walker	4/23/08
3	Maion SAP	706 E Los Arboles Ct	X			Maion SAP	4/23/08
4	IDA Redman	710 E Los Arboles	X			IDA Redman	4/23/08
5	Ginger Bergren	723 E. Mariposa PL	X			Ginger Bergren	4/23/08
6	Kellie Dyer	753 E Mariposa Pl	X			Kellie Dyer	4/23/08
7	Charrel Campbell	773 E. Mariposa Pl	X			Charrel Campbell	4/23/08
8	Dustin Fife	783 E. Mariposa pl.	X			Dustin Fife	4/23/08
9	Tom Marey	793 E Mariposa PL	X			Tom Marey	4/23/08
10	Virginia Talamantes	762 E. Mariposa PL	X			Virginia Talamantes	4/23/08
11	DAVE FISHER	747 E Mariposa Pl	X			DAVE FISHER	4-23-08
12	Ben Machuga	732 E Mariposa PL	X			Ben Machuga	4-23-08
13	Josephine Bitzija	711 E. Colt Rd	X			Josephine Bitzija	4-23-08
14	Chubert Taylor	731 E. Colt Rd.	X			Chubert Taylor	4/23/08
15	Chubert Taylor	749 E. Colt Rd	X			Chubert Taylor	4/23/08
16	Day Cole	771 E Colt Rd	X			Day Cole	4/23/08
17	Josephine Waters	781 E. Colt Rd	X			Josephine Waters	4-23-08
18	MARK KRABOLD	2211 N. JACKSON PL	X			MARK KRABOLD	4/23/08
19	Dan Whitlock	2251 N JACKSON PL	X			Dan Whitlock	4/23/08
20	ROBER WELCH	2240 N JACKSON PL	X			ROBER WELCH	4-23-08
21	Suzanne Moya	2270 N. Jackson PL	X			Suzanne Moya	4/23/08
22	Richard Litem	2220 N Jackson Pl	X			Richard Litem	4/23/08
23	Melinda Abbott	2225 N Ithica Ct	X			Melinda Abbott	4/23/08
24	JUDITH CALU	2251 N. ITHICA C.	X			JUDITH CALU	4/23/08
25	MARCO DALLA	2242 N Ithica Ct	X			MARCO DALLA	4/23/08
26	Stephanie Maki	2000 N. Ithica Ct.	X			Stephanie Maki	4/23/08
27	Joe Braganza	713 E El Monte Pl. CH	X			Joe Braganza	4/23/08
28	Jim Branch	723 E El Monte Pl. CH.	X			Jim Branch	4/23/08
29	Bonnie T. Waco	750 E. Los Arboles Ct. CH	X			Bonnie T. Waco	4/24/08
30	Jean Strachan	2080 N. Ithica	X			Jean Strachan	4/23/08
31	Mark Phelps	2090 V. Ithica St	X			Mark Phelps	4/24/08
32	Shawna Galls	722 E Mariposa PL	X			Shawna Galls	4/24/08
33	Coren POOL	717 E Mariposa PL	X			Coren POOL	4/24/08
34	Tamra Curtis	727 E. Mariposa Pl.	X			Tamra Curtis	4/24/08
35	Paul Hankins	2120 N. Ithica St.	X			Paul Hankins	4-24-08
36	Theresa Kahl	2130 N Ithica St.	X			Theresa Kahl	4/24/08
37	LINDSEY THAYER	2140 N ITHICA ST	X			LINDSEY THAYER	4/24/08
38	LuAnn Bosny	2150 N Ithica St.	X			LuAnn Bosny	4/24/08
39	Angela Henderson	2116 N ITHICA	X			Angela Henderson	4/24/08
40	ESSE JONES	2100 N ITHICA ST	X			ESSE JONES	4-24-08
41	LITV DURAN	710 E COLT RD	X			LITV DURAN	4-24-08
42	Danielle Field	7219 Colt Rd	X			Danielle Field	4-24-08
43	Jessie Lee C.	750 E Colt Rd	X			Jessie Lee C.	4-24-08
44	Jim HEWITT	2181 JACKSON	X			Jim HEWITT	4-24-08
45	Michelle Ordóñez	2231 N JACKSON PL.	X			Michelle Ordóñez	4/24/08
46	JOHN SON	2250 N. JACKSON PL	X			JOHN SON	4-24-08
47	Coren Henderson	771 E Los Arboles Ct	X			Coren Henderson	4-24-08
48	Trudy Curtis	740 E Los Arboles Ct	X			Trudy Curtis	4/24/08

Your opinion counts!		Please fill out the information line below so that your vote can be counted.			Thanks so much!		
	NAME	ADDRESS	IN FAVOR	OPPOSED	COMMENTS	SIGNATURE	DATE
49	Barbara Ramsey	111 Acadia	Yes			Barbara Ramsey	4-25-08
50	Thuy THACH	2010 N Thica	YES			Thuy Thach	4-25-08
51	M. TAMMARA	730 E. LOS ACROES CT	YES			M. Tammara	4-25-08
52	Ellen Rusc	3000 N. Thica	Yes			Ellen Rusc	4-27-08
53	James Nesmith	2110 N Thica	YES			James Nesmith	4-27-08
54	ELLEN PICZONKA	282 E. MADRISA PL	YES			Ellen Piczonka	4-27-08
55	KEITH BARNES	770 E COIT RD	YES			Keith Barnes	4-27-08
56	Debbie Sheehan	753 E. El Monte Pl	Yes			Debbie Sheehan	4-27-08
57	WILLIAM LARSON	2253 W Thica Ct	YES			William Larson	4-27-08
58	EVA ANA (MARR)	2233 N THICA CT	Yes			Eva Ana	4-27-08
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