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MEMORANDUM **Transportation & Development – PZ Memo No. 14-008**

DATE: MARCH 5, 2014

TO: PLANNING AND ZONING COMMISSION

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: ZUP13-0026 MORGAN'S HOME CHILD CARE

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

Location: 923 N. Dakota Street, south of Ray Road and west of Arizona Avenue

Applicant: Morgan Rayl, owner/operator

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The subject site is located south of Ray Road and west of Arizona Avenue within the Thunderbird Manor single-family residential subdivision. The residence had operated as a residential child care home from 2006 to 2012 without a Use Permit. A Use Permit was filed in 2012 and approved by Council for a maximum of 10 children for compensation at any time. The Use Permit was approved with a one year time limit.

The application requests a time extension of the Use Permit to continue operating a residential child care for up to 10 children for an additional 3 years. The business currently has 8 children ranging in age from 9 months to 4 ½ years old. The business opens Monday through Friday at 5:30 a.m. with the first child arriving typically 6 to 6:30 a.m. The business closes around 5:30

p.m. The business is solely operated by the homeowner, currently there are no employees. The prior Use Permit included approval for an assistant working in the child care.

The residential home is single-story and approximately 1,610 square feet. The lot is approximately 7,614 square feet. Parking for the drop-off and pick-up of children will be provided on the driveway as well as in front of the home.

Planning Staff supports the request to provide child care for up to ten children for an additional 3 years finding the request meets current Zoning Code requirements and no known neighborhood opposition.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on February 20, 2014. No one attended other than the applicant.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP13-0026 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.

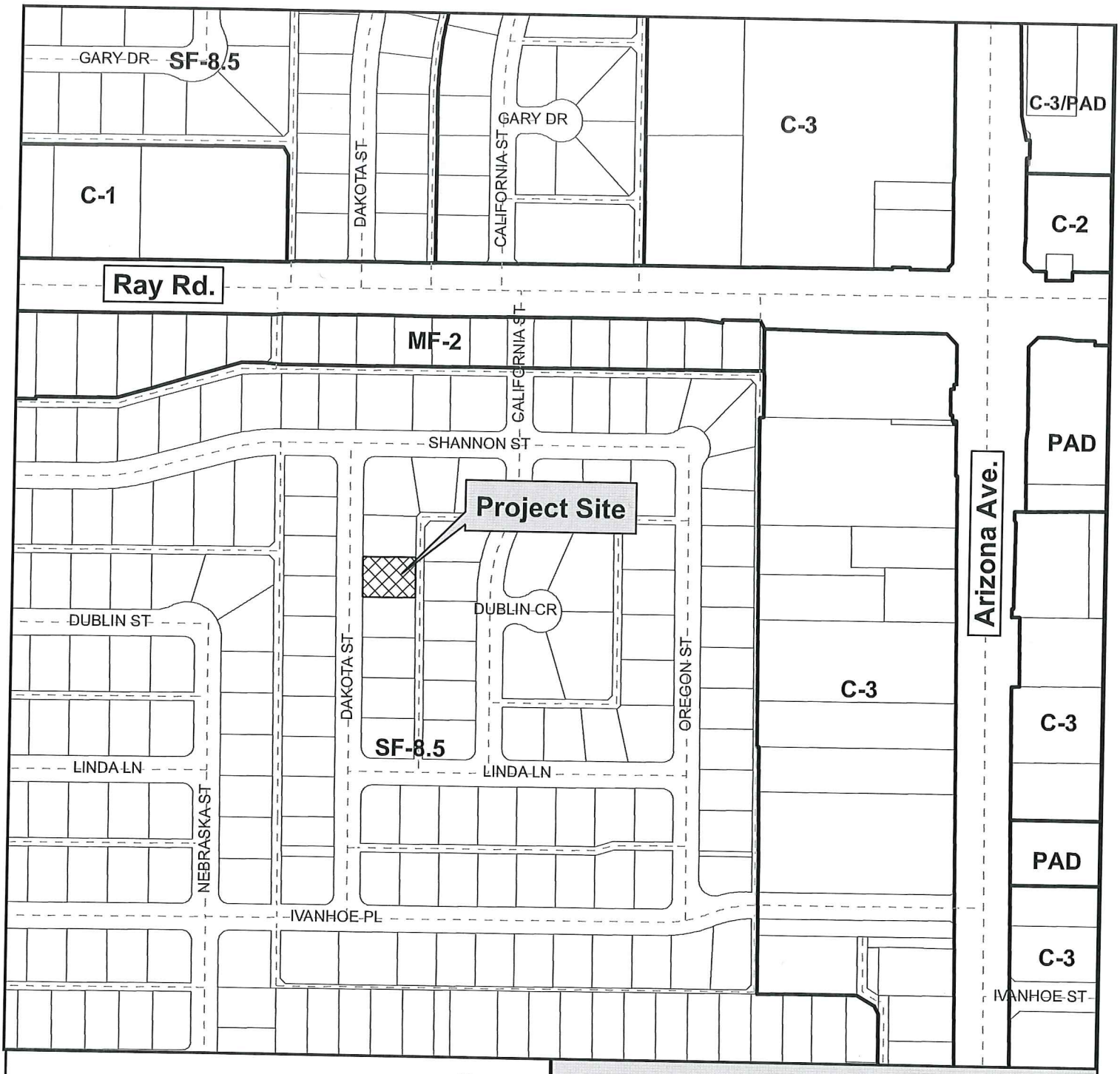
3. This Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to an approval by the City of Chandler.

PROPOSED MOTION

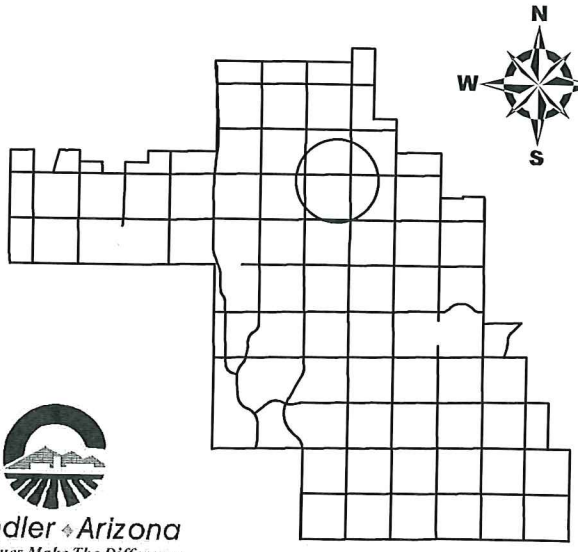
Motion to recommend approval of ZUP13-0026 MORGAN'S HOME CHILD CARE, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



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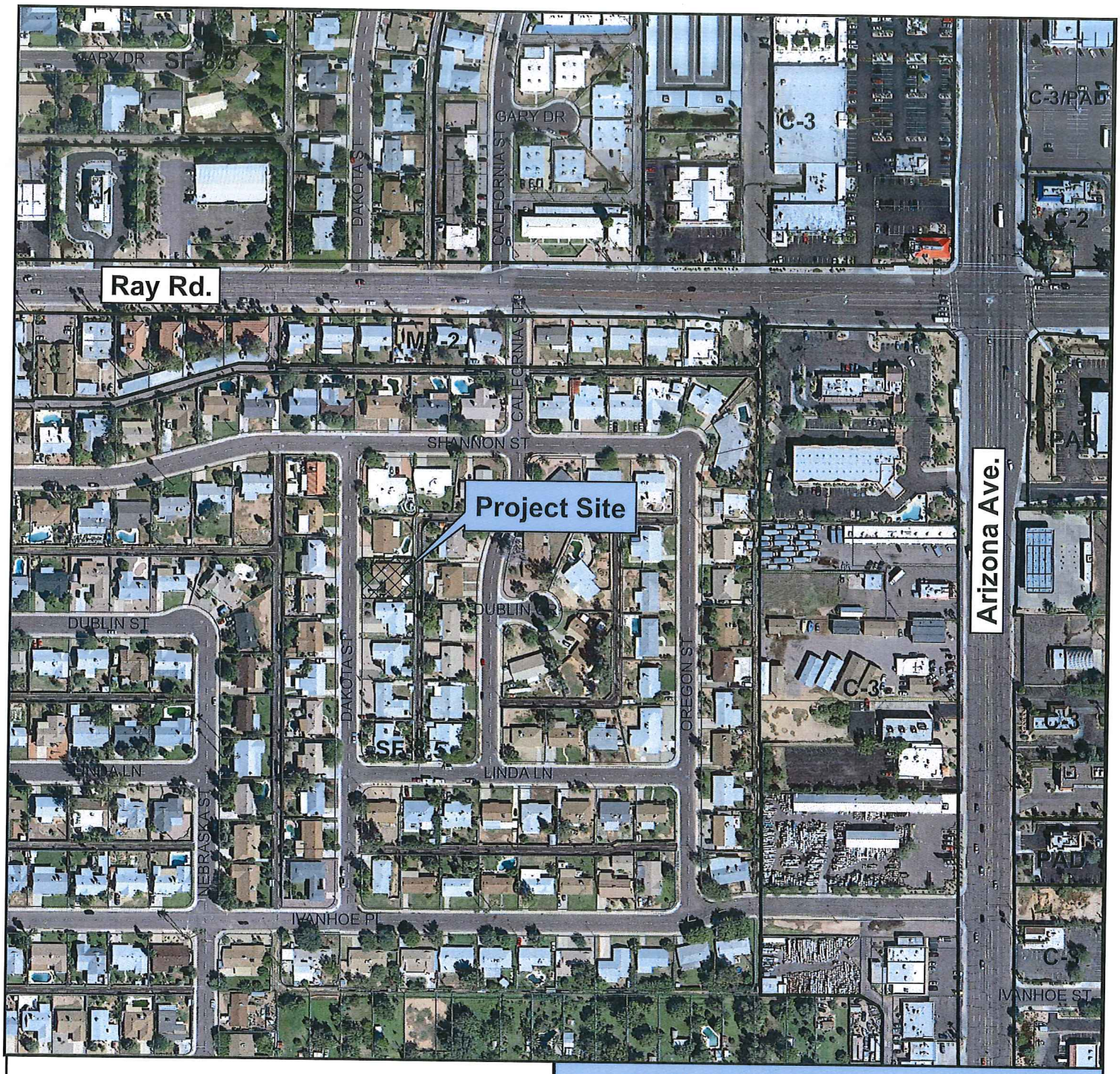
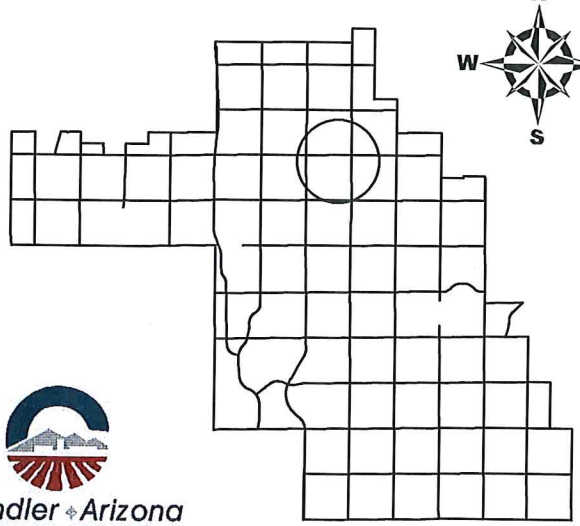
ZUP13-0026

Morgan's Home Child Care

CITY OF CHANDLER 11/4/2013



Vicinity Map



ZUP13-0026

Morgan's Home Child Care

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/4/2013

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 5:30am 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 starting watching two kids in March of 2002. I then moved to a bigger home and started watching a few more. Before I know 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 eight full time children and the occasional extra one or two from a school holiday/break. 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.

Experience/Care Given

I, Morgan Rayl am the primary caregiver and have nearly sixteen (16) 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 its 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 included 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.

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 don't 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 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 month. 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 and not from the street.

Our Daily Schedule	
6:30-8:30	Kids Arrive, Breakfast is served as they arrive, Free play till all kids are finished with breakfast.
8:30-10:00	Outside play time as weather premits, If its too hot/cold we play indoors with our "special toys" (parachute, play dough ect). During the summer months we do water play.
10:00-10:30	Snack Time
10:30-11:15	Center Time
11:15-12:00	Lunch Time
12:30-1:00	TV Time right before nap to claim everyone down
1:00-4:00	Nap Time
4:15-4:45	Snack Time
4:45-5:30	Free Play time and Parents start to pick up

Areas used for the daycare

The kids have full use of the playroom and kitchen to play in. I have a full size wood crib in bedroom #1 that is set up all the time. I also have pack n' plays set up in bedroom #2 the doubles as office space. The bedrooms are used for nap time only for the babies while the older children sleep on mats in the playroom. The children watch TV in the living room before laying down for nap. No other rooms are used for daycare.

Sleeping:

Each child has a mat and blanket that is assigned to them for the week. At the end of each week (unless soiled during the week) everything is wash and then reassigned. Each baby has their own child and bedding for the week as well. I have a full size crib in bedroom #1 and two pack n' plays in bedroom #2. And if needed one in the living room.

Meal Time:

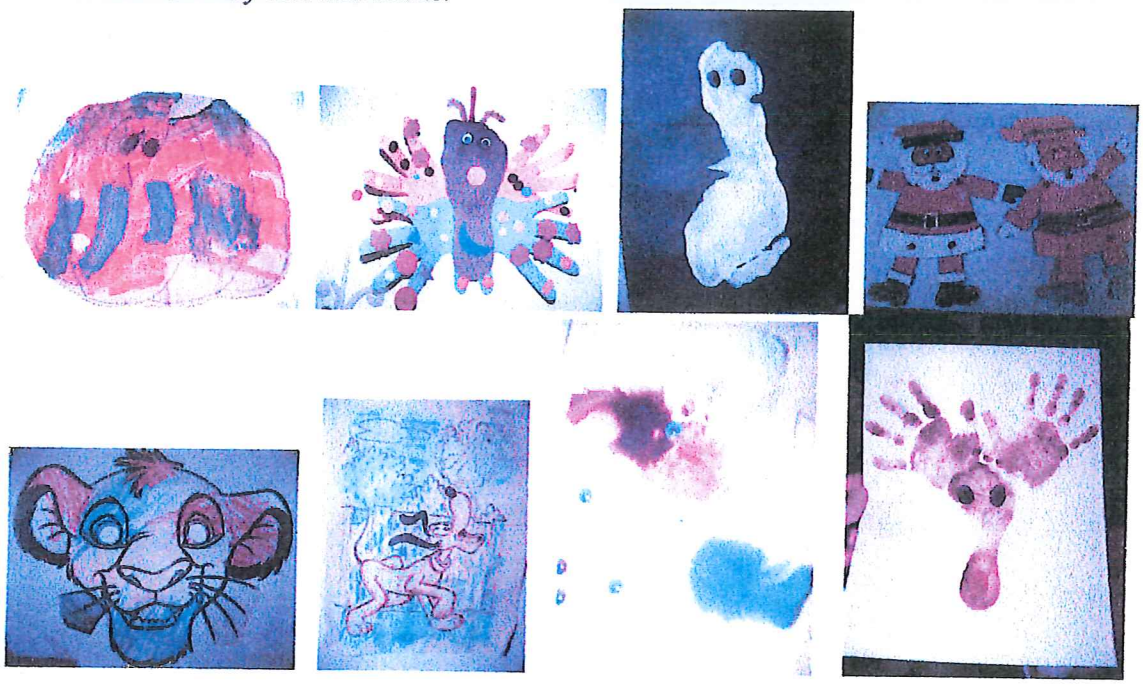
I have three highchairs and a kid size picnic table for the older kids.

Outdoors:

This is our outside playground or as the kids like to call it "Morgan's Park".

Arts and Crafts:

We do may arts and crafts.



Playroom:

We have lots of educational toys for all ages.

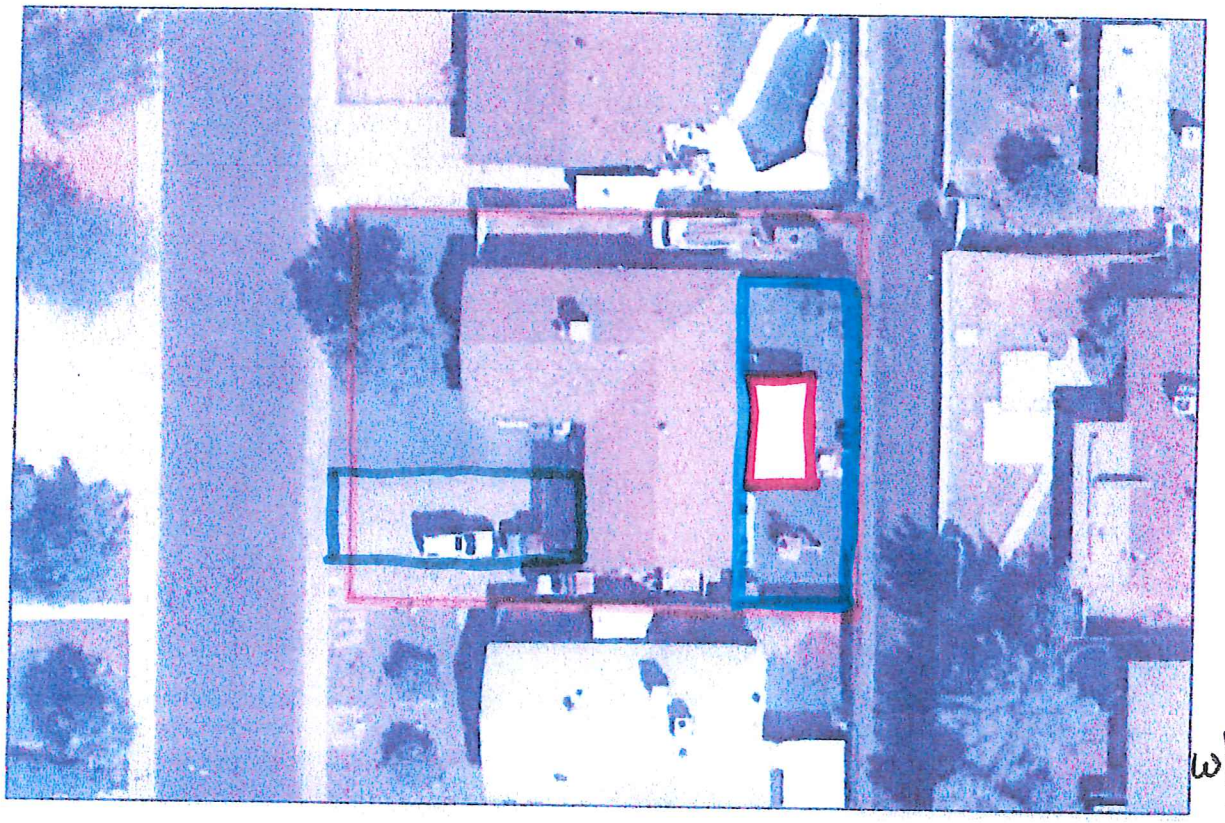
923 N. Dakota St. Chandler Az 85225

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

Driveway size: 53'9" X 18'1"

Outdoor Kid Play Area:63'5" X 22'10" with a covered porch of 20'6"X15'

Maricopa County Parcels



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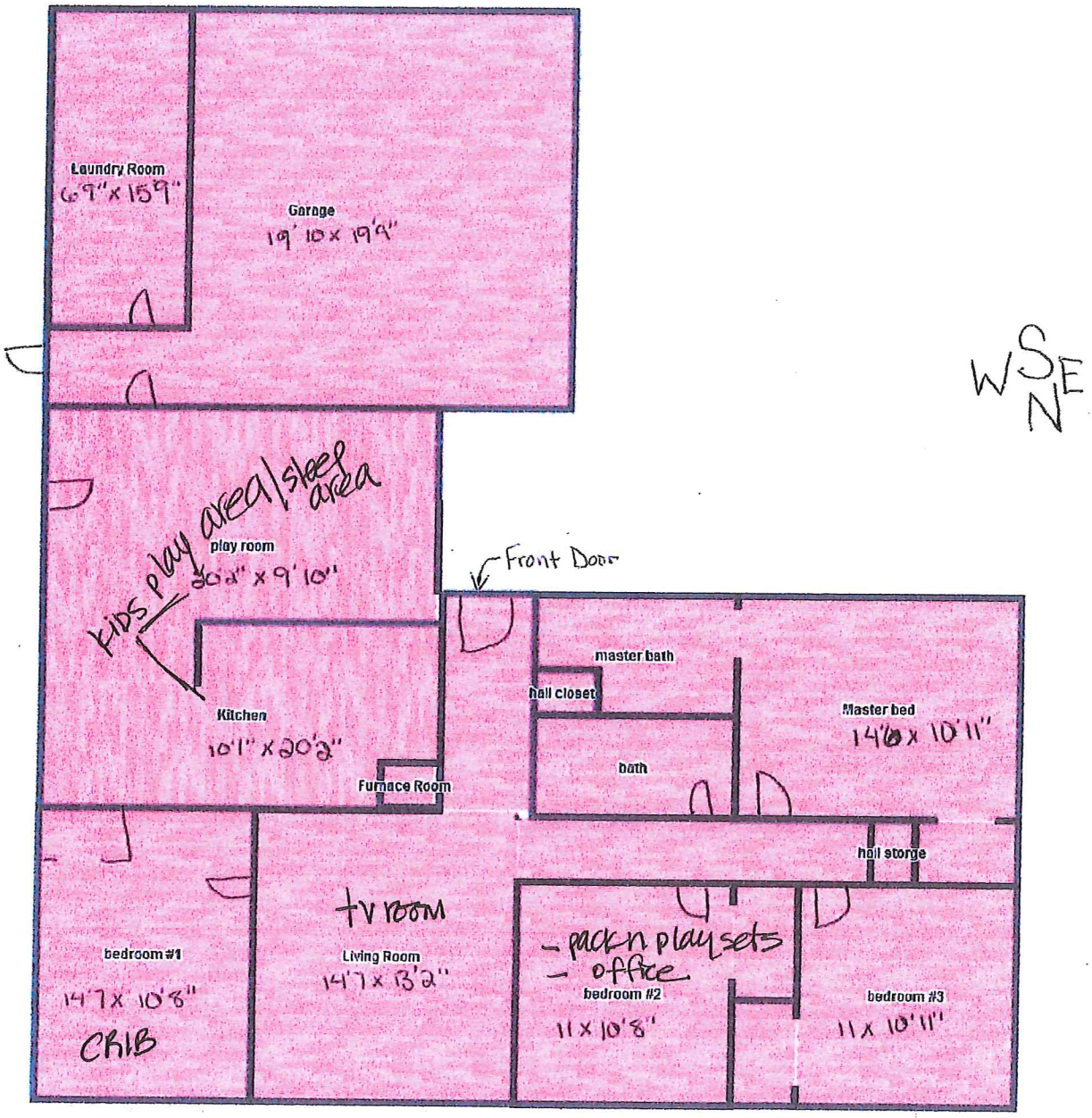
923 N. Dakota St Floor Plan

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