



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning & Development - PZ Memo No. 11-062

DATE: JUNE 27, 2011

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: ZUP10-0030 SHARNET'S CHILD CARE LLC

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

Location: 4904 W. Buffalo Street,
South of the southeast corner of Chandler Boulevard and Rural Road

Applicant: Sharnet Parker, Owner/Operator

RECOMMENDATION

The request is for Use Permit extension approval to allow residential childcare for up to ten children in a single-family home. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located south of the southeast corner of Chandler Boulevard and Rural Road, within the Twelve Oaks single-family residential neighborhood. North, adjacent to the site is a Walgreen's anchored commercial shopping center. Surrounding the site on the east, south and west are single-family homes.

This is the first Use Permit extension request for the subject site. The request is to allow for the continued care of up to ten children in a single-family home. The Zoning Code requires that any residential childcare home providing care for five to ten children is required to obtain a Use Permit from City Council. The applicant has operated a residential child care home at this location for the past four years, three of those without the need of a Use Permit, and has operated

as a childcare provider for the past fourteen years. Since the approval of the last Use Permit the applicant has been licensed by the State for the increased number of children. Additionally, the applicant has a number of referrals from child-care associations.

The residential home is a single-story and approximately 1,800 square feet, on an approximate 9,000 square foot lot. The hours of operation are Monday thru Friday from 7:30 a.m. to 5:30 p.m. and is closed on the weekends. 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 layout of the lot is angular providing for approximately 90-feet of street frontage, which can accommodate approximately four cars. In addition to the applicant, the applicant has an assistant that also cares for the children.

Staff supports the request to provide childcare for up to ten children, finding the request meets current Zoning Code requirements, the past experience of the operator, and no neighborhood opposition. Staff is recommending a three-year timing condition.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, May 26 2011. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0030 SHARNET'S CHILD CARE LLC, subject to the following conditions:

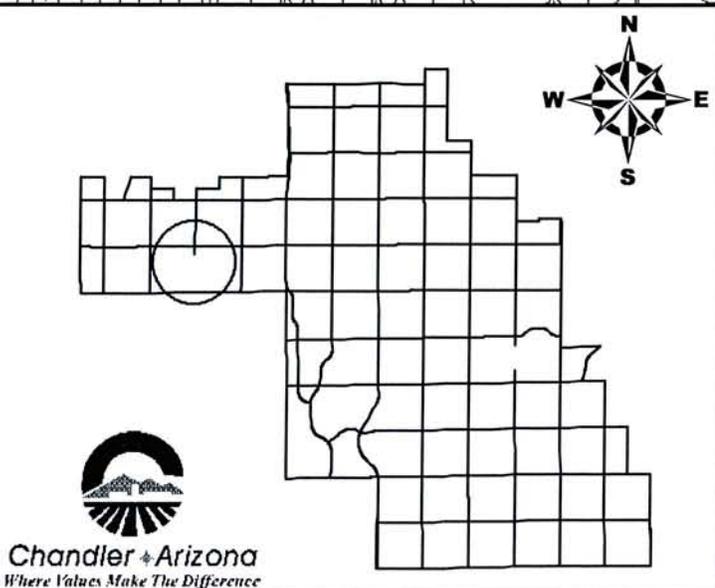
1. The residential childcare home shall have no more than ten (10) children at any time.
2. Should the applicant sell the property, this Use Permit to operate a childcare home shall be null and void.
3. This Use Permit shall remain in effect for three (3) years from the effective date of City Council 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 ZUP10-0030 SHARNET'S CHILD CARE LLC, subject to the conditions recommended by Staff.

Attachments

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



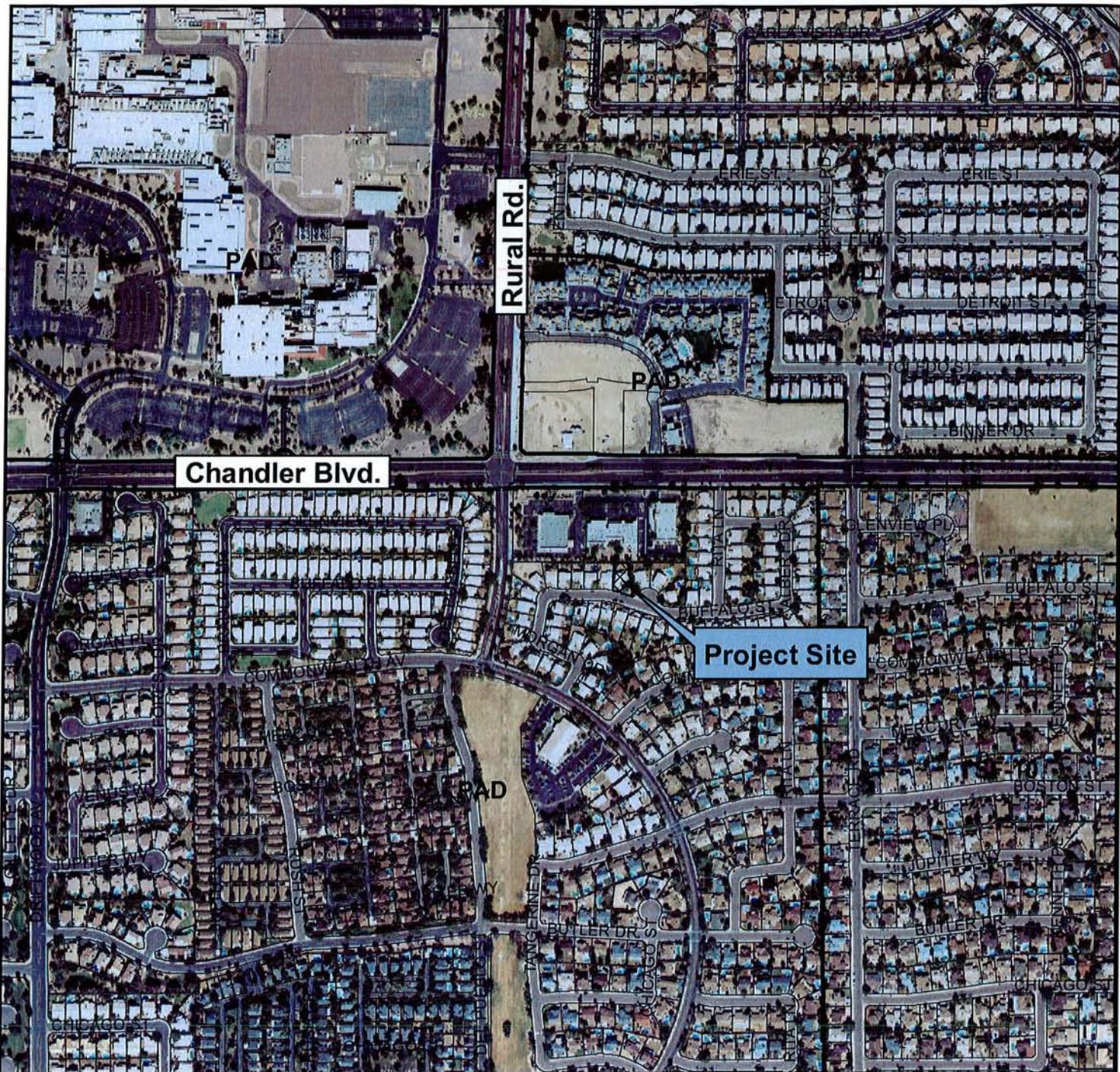
Vicinity Map



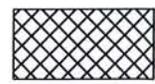
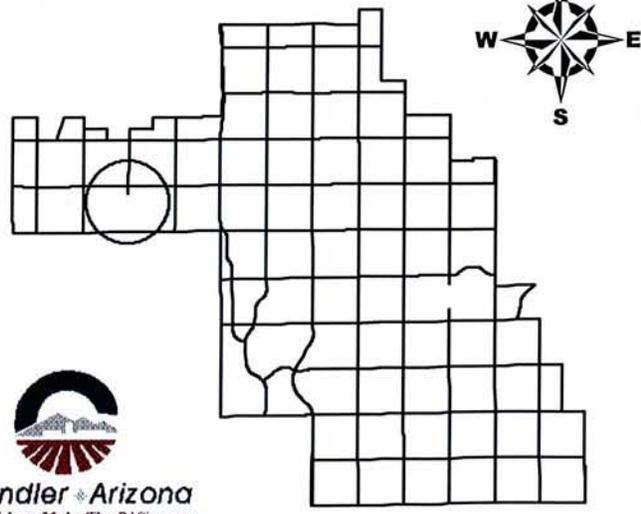
ZUP10-0030

Sharnet's Child Care

CITY OF CHANDLER 7/2/2010



Vicinity Map



ZUP10-0030

Sharnet's Child Care



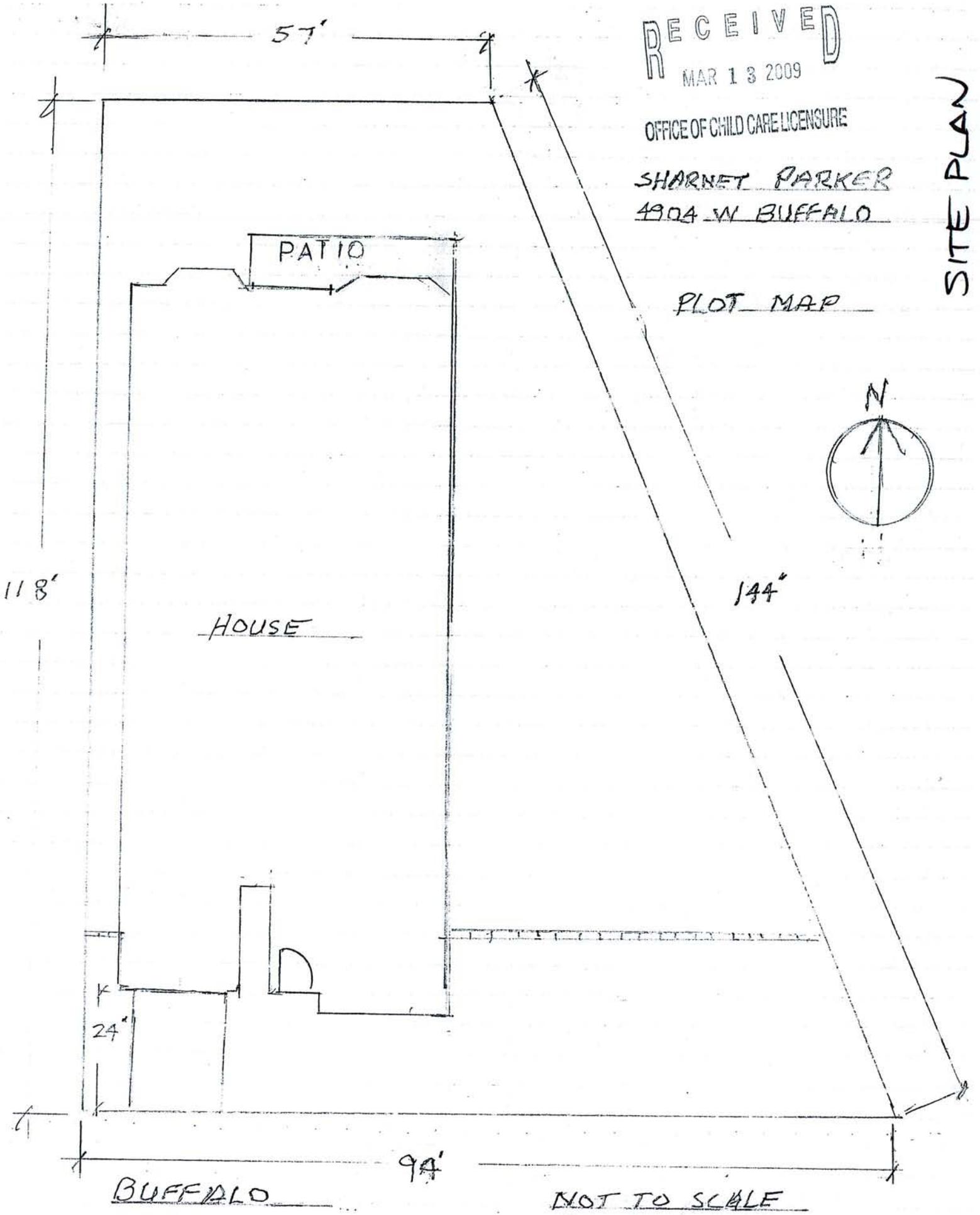
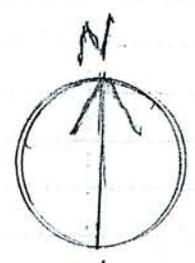
RECEIVED
MAR 13 2009

OFFICE OF CHILD CARE LICENSURE

SHARNET PARKER
4904 W BUFFALO

SITE PLAN

PLOT MAP

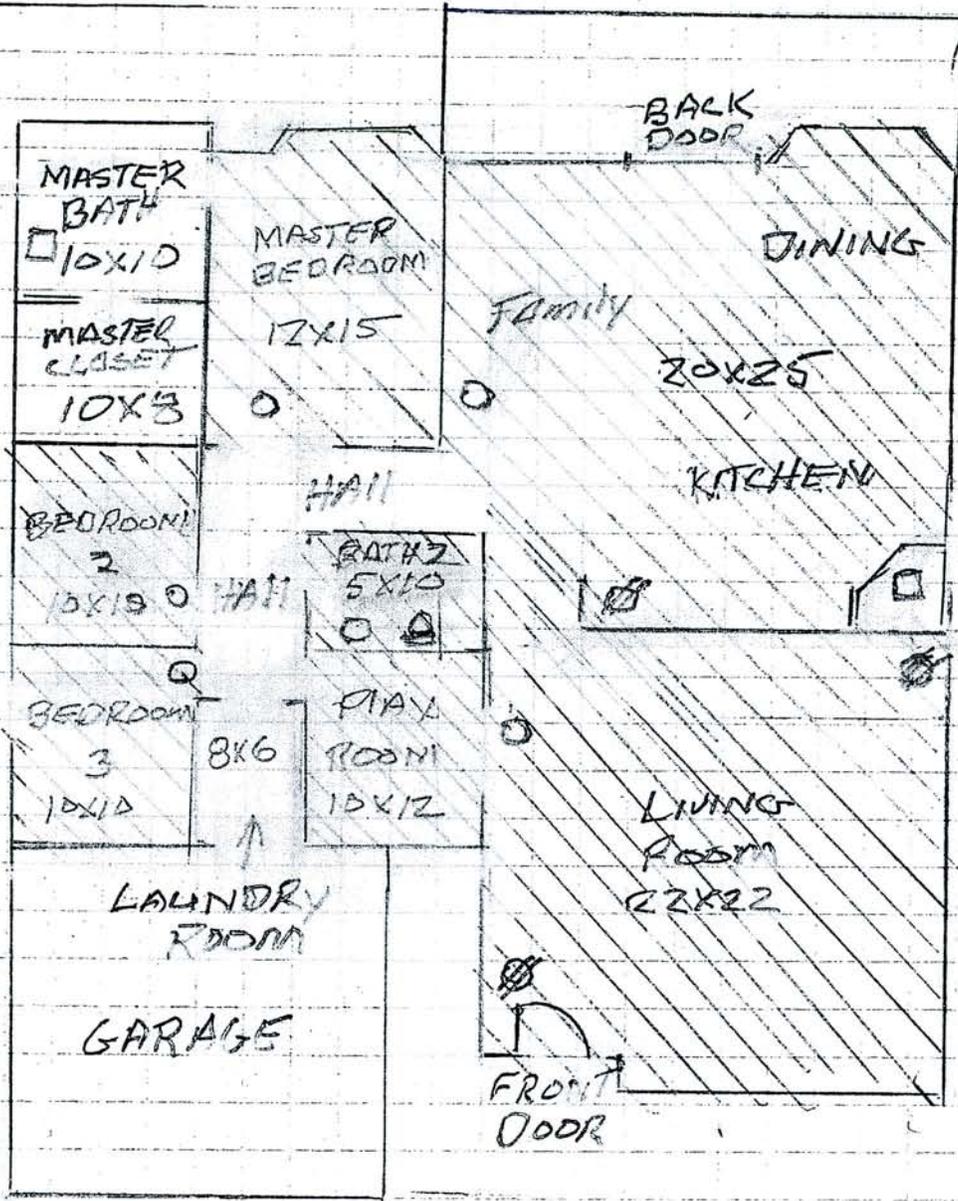


KEY

- SMOKE AND HEAT DETECTOR
- FIRE EXTINGUISHER
- ⊗ TELEPHONE
- ▨ ROOM FOR CHAIRS



FLOOR PLAN



FLOOR PLAN
SHARNET PARKER
4904 BUFFALO

3/32 = 1" SCALE

Rising STARS Preschool
4904 W. Buffalo
Chandler, Az. 85226

To Whom It May Concern,

June 28, 2011

Rising STARS Preschool is a state licensed in-home family child care center serving Chandler Az, and the surrounding area. We offer a nurturing, educational program for infants to school aged children. Our goal is to provide high quality child care by creating a safe, healthy, and caring environment that promotes the physical, social, emotional, and cognitive development in the child, as well responding to the needs of your family. We partner with parents; working together to help our children grow into happy, healthy, strong individuals while building relationships of mutual trust and respect.

In Arizona, child care providers can choose to be state licensed or unregulated. We chose to be state licensed because we believe licensing promotes the highest quality child care by requiring maximum standards for the care and protection of children. At least twice yearly a state licensing specialist pays a surprise visit to evaluate our program regarding health and safety, adult-child ratio, caregiver training, equipment, nutrition, behavior and guidance procedures, and other hallmarks of quality early childhood program. In addition, families enrolled in our licensed facility can take advantage of federal programs like the Child and Adult Food Program, Summa and Associates, Child Care Resource, Association for Supportive Child Care and Quality First/First Things First. At the end of 2012 Rising STARS preschool will be one of only 3 in home child care preschools to be nationally credited with Arizona NAEYC certification.

Rising Stars Preschool, formally known as Sharnet's Child Care LLC, was established in 1996 as a small in-home child care facility. As the need of quality care was in demand, I decided to become state licensed and run a Child Care Group home so I can care for 10 children at one time. In the past 2 years my program has grown to fit the needs of children and their families. I have hired an assistant, and am currently enrolled in school to receive our teaching degrees. We are now participating with First things First to again improve our quality of care which gives us an opportunity to receive grant money for furniture and supplies for the children. Operating hours are Monday-Friday from 7:00am to 5:00pm. We serve Chandler neighborhood businesses such as Intel, Kyrene School District, Wells Fargo and Longevity

Alliance. We have worked with parents and have implemented a staggered drop-off and pickup throughout the day, minimizing traffic. This minimizes any impact on the neighborhood and results in plenty of parking with 94ft available in front of my home.

Our classroom environment is organized to accommodate a variety of activities throughout the day. The room is set up to address the academic, social, and the emotional needs of each child including children with special needs. The layout of the room maximizes the teacher's ability to see and be seen by all students. The room has been set up keeping the needs of the students as a priority. Emphasis is placed on ease of movement throughout the classroom; minimized distractions so that students are best able to actively engage in activities; provide each student and the teacher with his or her own personal space; and ensuring that each student can see materials posted in the classroom. The back yard is used as an extra space and includes a balance beam, slide, bikes to ride, sand and water table. We explore the back yard for science projects and a learning area.

My emphasis is, and always has been, the well-being of the children.

Rising STARS Preschool

Sharnet Parker

480-201-9544

Sharing Together And Reaching Success