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MEMORANDUM **Planning and Development – PZ Memo No. 09-081**

DATE: JULY 29, 2009

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *[Signature]*
 KEVIN MAYO, ACTING PLANNING MANAGER *[Signature]*

FROM: BILL DERMODY, SENIOR CITY PLANNER *[Signature]*

SUBJECT: UP09-0028 ROBINSON FAMILY CHILD CARE

- Request: Extension of 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

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests extension of Use Permit approval for the operation of residential childcare within a single-family residence located in the Crystal Cove single-family residential subdivision zoned Planned Area Development (PAD). The childcare business, which received a one-year Use Permit approval in June 2008, will continue to 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. Prior to Use Permit approval, the applicant operated 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

Staff's opinion 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 childcare operation.

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 July 22, 2009. One neighbor attended in support.
- At the time of this writing, Staff is not aware of any opposition regarding this proposal. Besides the neighborhood meeting attendee, a second neighbor called to voice support.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval of UP09-0028 ROBINSON FAMILY CHILD CARE subject to the following conditions:

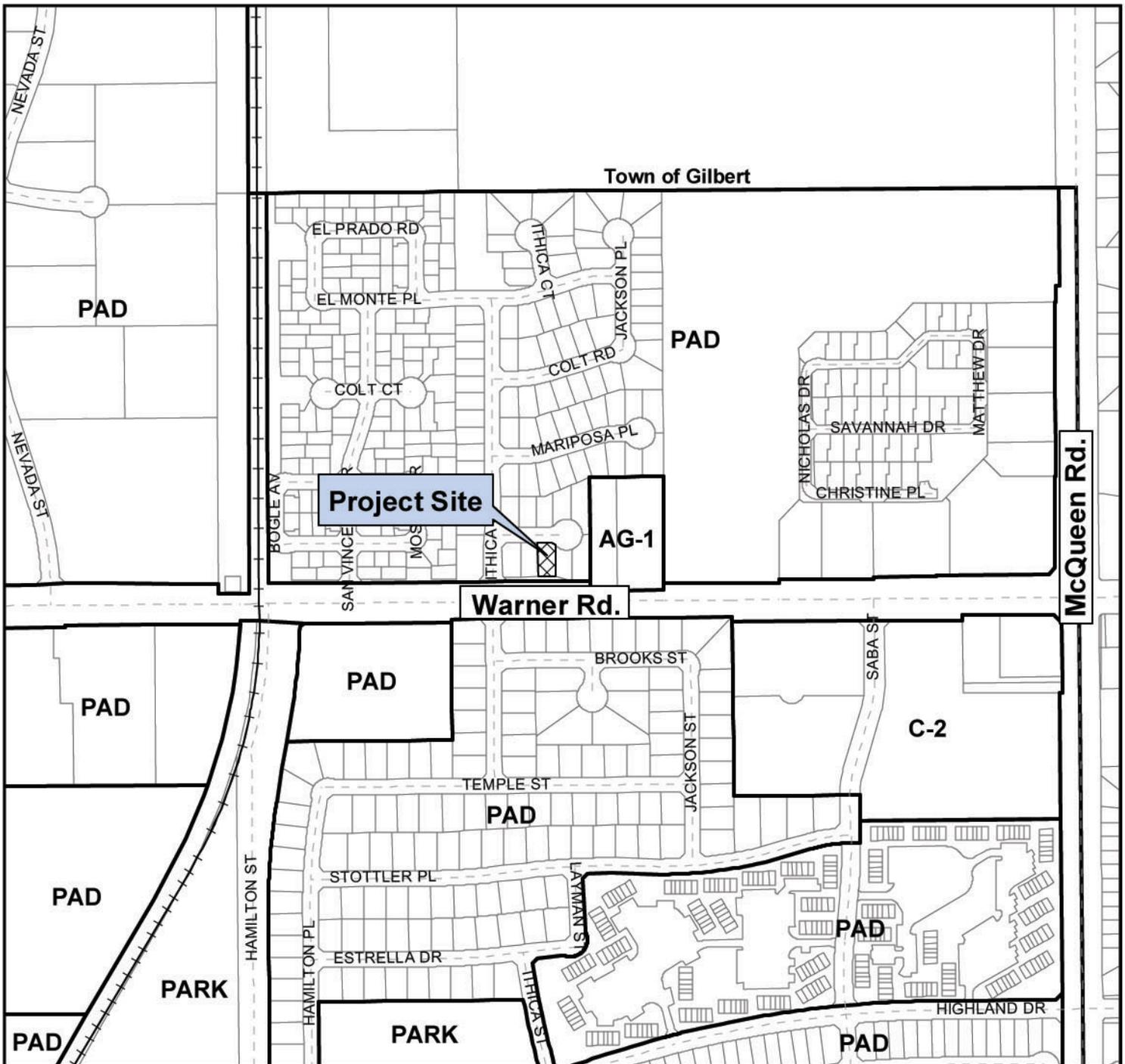
1. Use Permit approval for operating Residential Childcare shall be applicable only to the applicant and location identified with this application, and shall not be transferable to any other person or location.
2. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
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

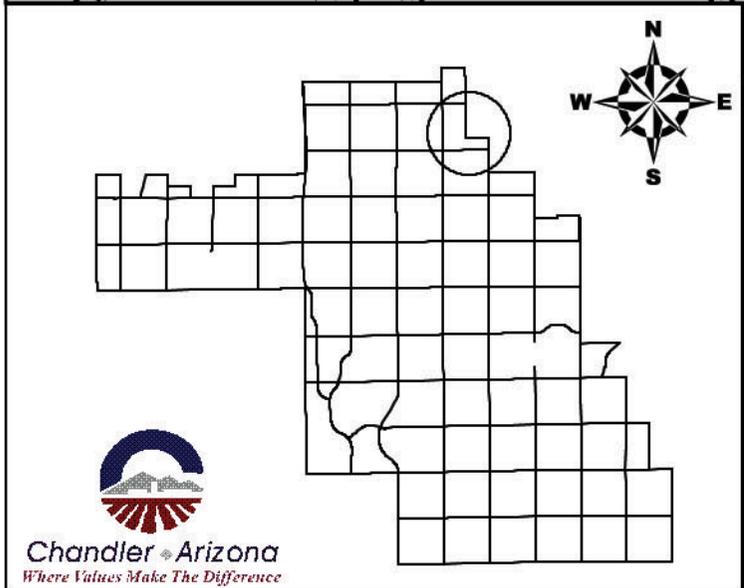
Motion to recommend approval of UP09-0028 ROBINSON FAMILY CHILD CARE Use Permit for residential childcare subject to the conditions recommended by Staff.

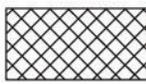
Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan



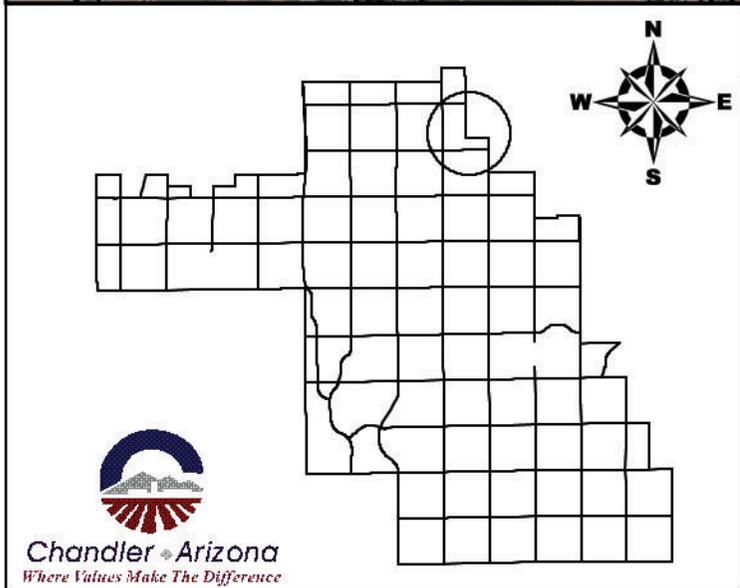
Vicinity Map




UP09-0028
Robinson Family Child Care

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CITY OF CHANDLER 6/24/2009



Vicinity Map



UP09-0028

Robinson Family Child Care

Robinson Family Child Care
731 E. Los Arboles Court
Chandler, Arizona 85225
480~814~7539

June 4th, 2009

Hello again, thank you for the opportunity to update news about our child care with you.

First of all, I would like to acknowledge and say a "Thanks so Much" to the Arizona State Officials, the City Of Chandler Officials, the members of the board of the Crystal Cove Home Owners Association, all of our Wonderful Neighbors in the Crystal Cove, San Vincente, and Stone Creek Crossing Neighborhoods. Thank you so much for making this an amazing year for Robinson Family Child Care. And, of course, a "Thanks and a Hug" to our Wonderful child care community of Parents and Children that share their most precious gifts with us every day.

Robinson Family Child Care is celebrating our 11th year. Since our last application for a license and permit to the City of Chandler, Robinson Family Child Care has grown, improved, and flourished. We now offer a no pressure light weight educational curriculum, a nutritionally sound meal and snack menu, and an individualized tailored schedule for each child in attendance. Robinson Family Child Care is thriving and cares for ten children on a daily basis, this has increased from the previous four children on a daily basis at the time of the last application.

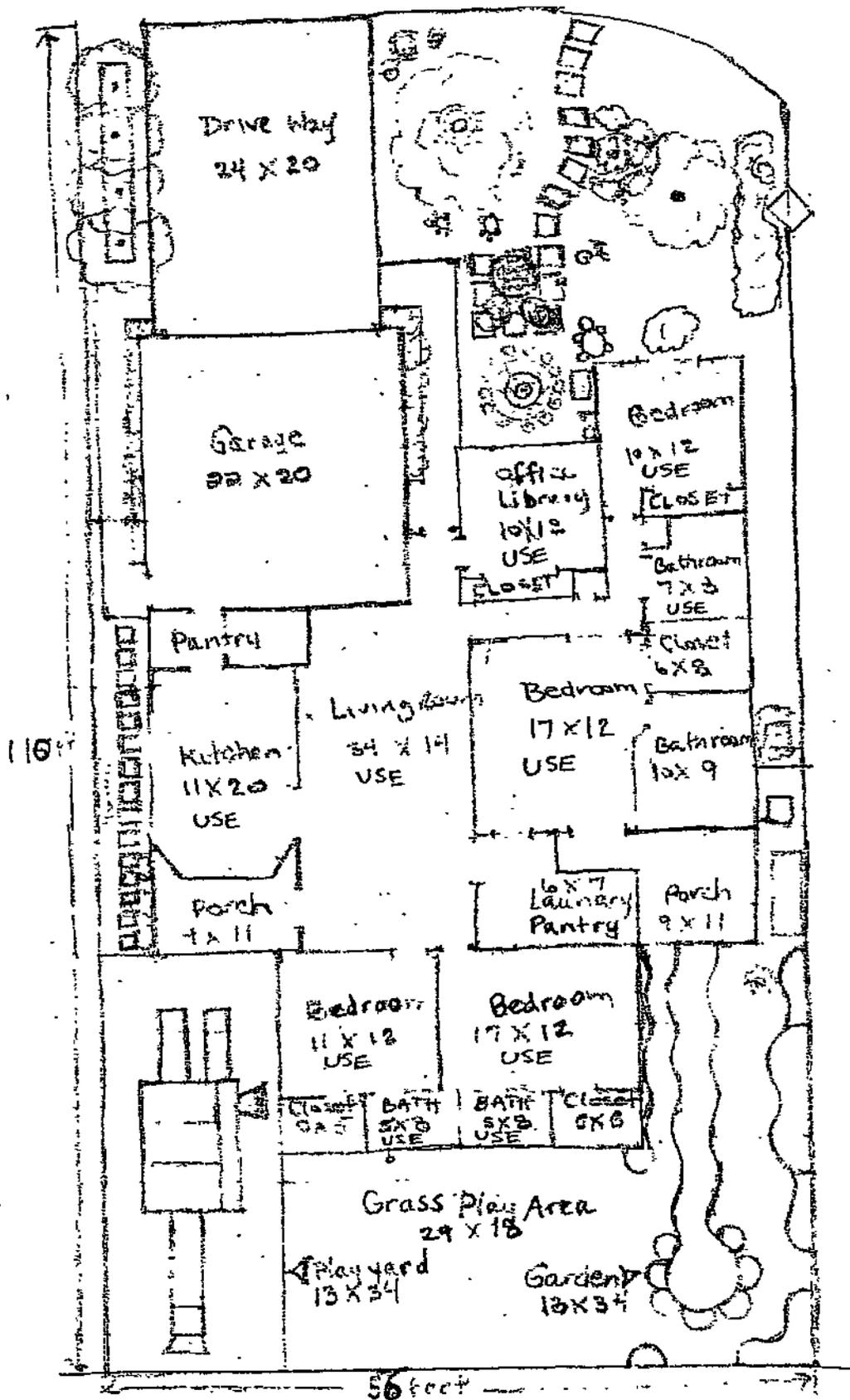
In 2008 Robinson Family Child Care met all conditions, obligations, and regulations to operate. Robinson Family Child Care received every requested license, permit, and approval, from the State of Arizona, the City of Chandler, the Crystal Cove Home Owners Association, and our neighbors at Crystal Cove, San Vincente, and Stone Gate Crossing neighborhoods. Robinson Family Child Care received multiple inspections from the State of Arizona and is compliant on all rules and regulations to date.

Lisa Robinson now has a total of 170 early child hood education clock hours to date.

Edward Martin now has a total of 176 early child hood education clock hours and a 140 college credit hours to date.

With the desire to continue serving our community in an upstanding and professional manner, Robinson Family Child Care respectfully requests that our license and permit be renewed with the City of Chandler.

Thanks so much for your time and consideration in this matter, I look forward to working with you.



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