

June 3rd, 2016

City of Goodyear – Development Services Department

14455 West Van Buren Street, Suite D101

Goodyear, AZ 85338

623.932.3005

**RE: The Learning Experience (T.L.E.) Daycare Center
Northwest Corner of N. Litchfield & W. Avalon Dr.
Parcel Number: 501-76-988
Palm Valley Phase II Development
Goodyear, AZ 85395**

On behalf of **Site West Development, LLC**, we are very excited to submit this Project Narrative and Special Use Permit request for The Learning Experience Daycare Center proposed **Northwest Corner of N. Litchfield & W. Avalon Dr., Goodyear, Arizona**. The proposed site is identified as **Lot #3** of the approved **Palm Valley Phase II Subdivision Plat**. This lot is currently owned by **Kings of Kings PCA**, 3095 North 140th Avenue, Goodyear, AZ 85395. Please see the attached authorization letter from the current Owner, however this lot will transfer ownership to Site West Development in the coming months.

The existing site is Zoned P.A.D.: Planned Area Development and will require this Special – Use Permit based on the proposed Daycare Use. The proposed project and new site shall encompass approximately 48,528 Square Feet (1.11 Acres) with site access shall be provided through a shared access drive proposed onto Avalon Drive and an existing shared access drive onto 140th Avenue to the west. The proposed development is surrounded by a Church to the north, Residential Developments to the west, Business Uses to the south and a Public Park to the east on the other side of N. Litchfield Road.

The development shall include a new 9,850 square foot (79'-0" x 127'-4" footprint), single story building located in the central part of the site with the proposed main entrance facing to the west. A 7,500 square foot Playground Area is proposed to the east of the building and is to be enclosed within a 6'-0" high solid white vinyl fence. The site shall include 25 onsite parking spaces and an internal driveway. Water and sewer service lines have been stubbed into the development per the original site development and shall be extended to the proposed building location accordingly. The existing lot shall utilize a retention pond area on the south side of the site along W. Avalon Drive, but will be reviewed in more detail at the Site Development Plan Submittal.

The proposed Daycare Use is compatible with the surrounding uses, especially with the adjacent nearby residential developments that are key to the success of this proposed use and provide a convenient location for the adjacent neighborhoods. The adjacency to the Church to the north works ideally with traffic patterns and parking since the peak traffic times of these two uses do no overlap with each other and therefore shall not create additional traffic congestion. A shared parking agreement is in place with the Church for utilizing additional overflow parking spaces if needed. The hours of operation are generally weekdays between 6am and 6:30pm, so impact to the adjacent properties in the evening hours should not be an issue. The playground is located to the east of the building, therefore minimize any potential noise impact to the residences to the west.

The following documents are included with this Project Narrative for this Special Use Permit request:

- Application Form and Checklist
- Owner Authorization
- Project Narrative
- Conceptual Project Site Plan for the proposed project (PDF – 24”x36”)
- Conceptual Project Floor Plan for the proposed project (PDF – 24”x36”)
- Conceptual Project Landscape Plan for the proposed project (PDF – 24”x36”)
- Conceptual Project Outdoor Lighting Plan for the proposed project (PDF – 24”x36”)
- Conceptual Exterior Elevations for the proposed project (PDF – 24”x36”)
- Traffic Impact Study (PDF - 8.5”x11”) – To follow separately.

Please do not hesitate to contact us if you need any further information prior to finalizing the submittal review. We appreciate your assistance and we very much look forward to continuing to work with the City of Goodyear as we move forward on the project.

Respectfully submitted,



Mr. Scott Boduch, AIA
Principal – Project Manager
Rogue Architecture, Inc.