



## Legislation Details (With Text)

<b>File #:</b>	16-5883	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Matter	<b>Status:</b>		Passed	
<b>File created:</b>	8/4/2016	<b>In control:</b>		City Council Regular Meeting	
<b>On agenda:</b>	8/29/2016	<b>Final action:</b>		8/29/2016	
<b>Title:</b>	PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A DAYCARE CENTER RECOMMENDATION: 1. Conduct a public hearing to consider a Special Use Permit for The Learning Experience Daycare Center.  a. Open public hearing b. Staff presentation c. Receive public comment d. Close public hearing  2. Approve a Special Use Permit to facilitate the development of The Learning Experience Daycare Center at the northwest corner of Litchfield Road and Avalon Drive, subject to stipulations.  PURPOSE: The Special Use Permit will allow a daycare use on the northwest corner of Litchfield Road and Avalon Drive. The site is zoned C-O, Commercial Office under the Palm Valley Phase II PAD. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan. Planning and Zoning Commission recommended approval 6-0 at their regular meeting on August 17, 2016. (Alex Lestinsky, Planner II)				

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### Code sections:

**Attachments:** 1. Staff Report, 2. Aerial Photo, 3. Project Narrative dated 6/3/16, 4. Conceptual Site Plan, 5. Conceptual Elevations, 6. Presentation

Date	Ver.	Action By	Action	Result
8/29/2016	1	City Council Regular Meeting	APPROVED	Pass

## **PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A DAYCARE CENTER**

### **RECOMMENDATION:**

1. Conduct a public hearing to consider a Special Use Permit for The Learning Experience Daycare Center.  
  
a. Open public hearing  
b. Staff presentation  
c. Receive public comment  
d. Close public hearing
2. Approve a Special Use Permit to facilitate the development of The Learning Experience Daycare Center at the northwest corner of Litchfield Road and Avalon Drive, subject to stipulations.

**PURPOSE:**

The Special Use Permit will allow a daycare use on the northwest corner of Litchfield Road and Avalon Drive. The site is zoned C-O, Commercial Office under the Palm Valley Phase II PAD. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan. Planning and Zoning Commission recommended approval 6-0 at their regular meeting on August 17, 2016. (Alex Lestinsky, Planner II)