

Loving Care Day Care

Rezoning from C-O to C-2 and Application of HAIO
Conditional Use Permit

Northwest corner of Central Avenue
and Hill Drive

City Council Meeting – December 18, 2017

Presenter: Ken Galica, Division Lead Planner



Exhibit A



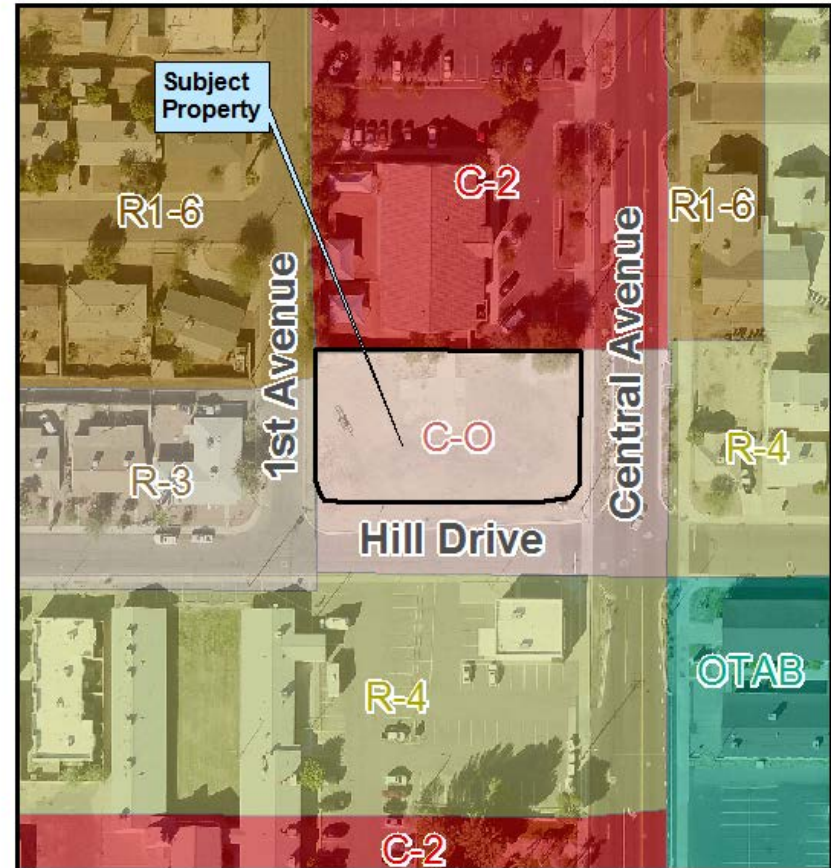
Aerial Photograph



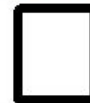
Subject Property



Exhibit C



Zoning Vicinity Map



Subject Property



General Plan 2030

Exhibit C



Existing General Plan Land Use Map

- Medium Density Residential
- Local Commercial
- Historic Avondale District
- Open Space and Parks

 Subject Property

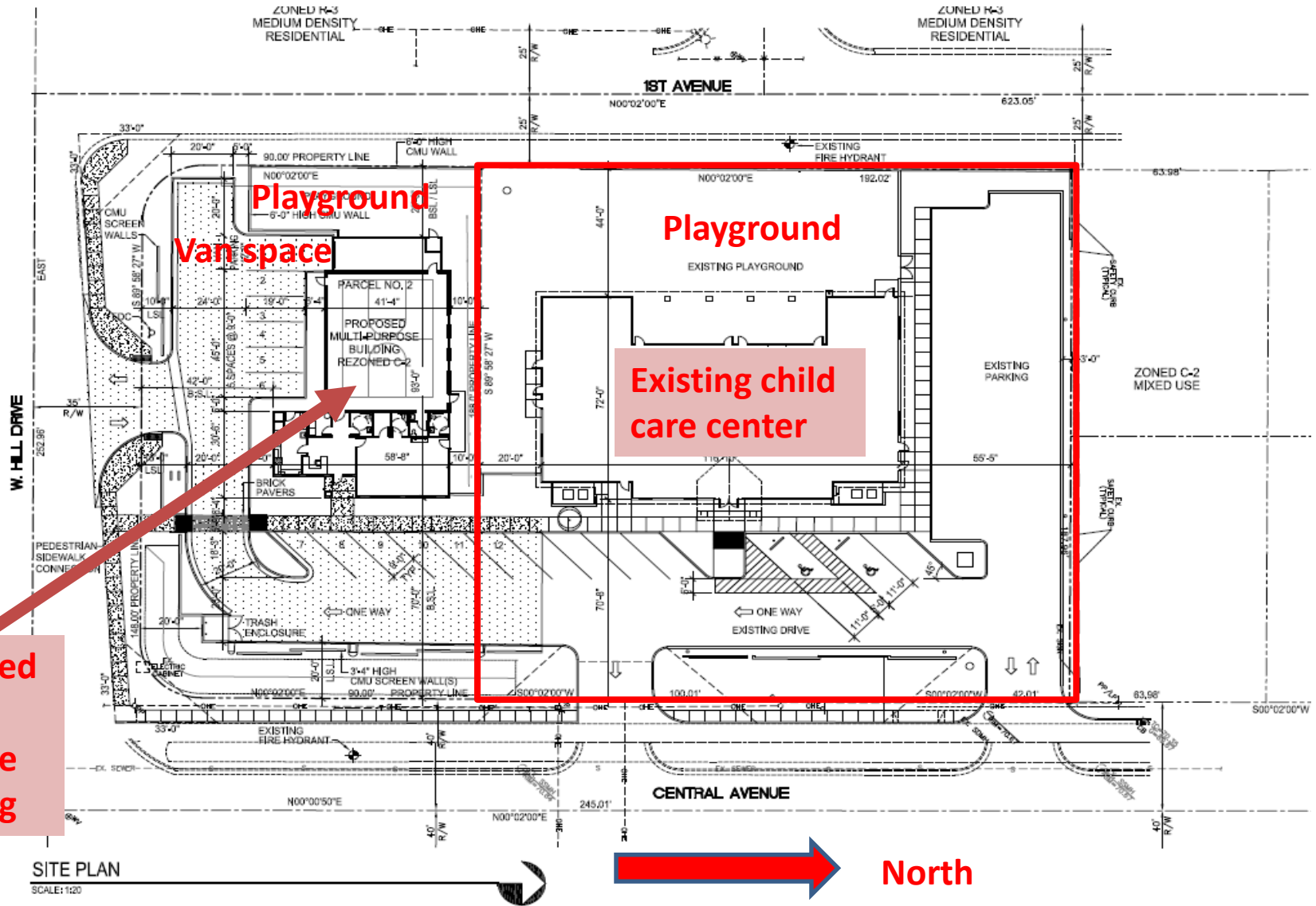


Background

- Rezoned from R-4 to C-O in 2009 with the intent to expand the child care center on the abutting parcel to the north
- Vacant site
- Water and sewer in Central Avenue
- Approved CUP for the existing child care center

Background (Contd.)

- Site plan submitted for a new multi-purpose building, playground, & site improvements on subject property
- Re-plat submitted to combine the 2 lots
- Hours of operation 6 a.m. to 6 p.m.
- Max. occupancy of new building is 72



Proposed Multi-Purpose Building

Request #1, Part 1

- Rezone approximately 0.84 gross acres from C-O (Commercial Office) to C-2 (Community Commercial)
 - Child care center on the abutting property to the north is zoned C-2
 - Requested C-2 zoning will allow the properties to be combined with a future City approved re-plat
 - Child care center is an allowed use in current zoning with a CUP

Analysis

- C-2 zoning conforms to the General Plan land use designation of Historic Avondale District
- Expansion of abutting child care center
- Compatible with adjacent properties
- Provides a service and employment opportunities to surrounding residential districts

Request #1, Part 2

- Application of the Historic Avondale Infill Overlay (HAIO) to subject property
 - The HAIO district was created to provide flexibility in development standards to facilitate infill development
 - HAIO does not change the underlying zoning or the uses allowed in the zoning district and creates a unique development plan for a property
 - The subject property is narrow and has three street frontages with landscaping setbacks making it difficult to develop

Analysis

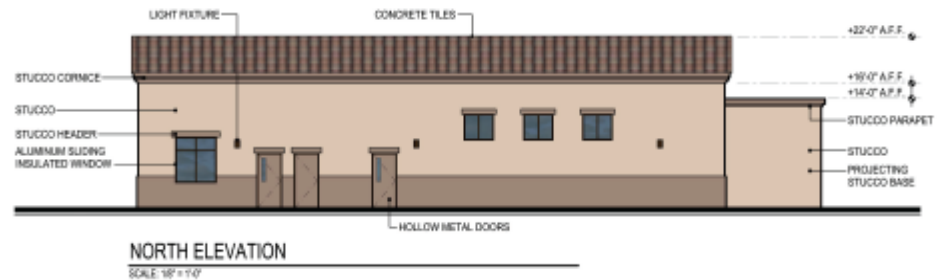
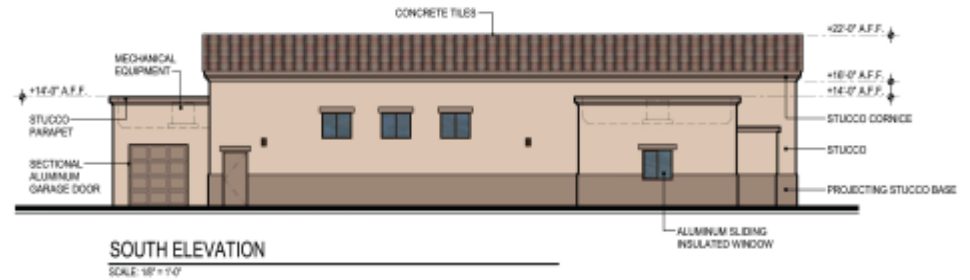
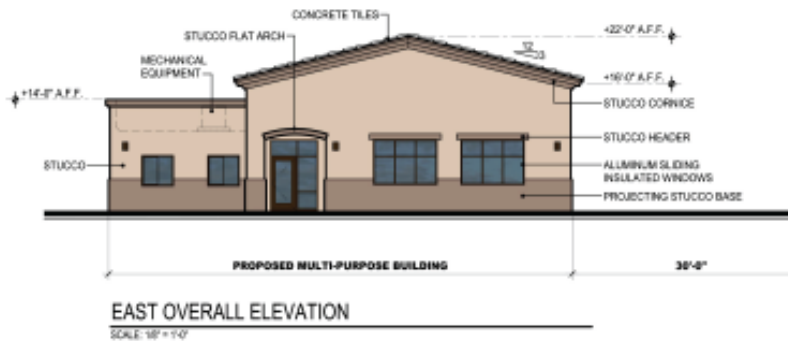
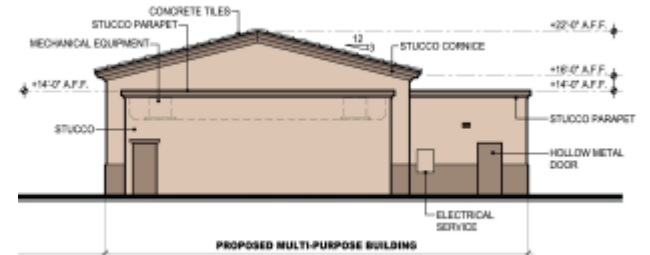
Requested Deviations from C-2 standards to facilitate future expansion of the child care facility

Development Standard	C - 2	HAIO
Minimum Landscaping Setback Adjacent to Central Avenue	30'	20'
Minimum Landscaping Setback Adjacent to Hill Drive	30'	10'
Minimum Landscaping Setback Adjacent to 1 st Avenue	30'	0'
Screen Wall Height Adjacent to 1st Avenue	3'-6"	6'
Parking Space Width	9'-6"	9'
Parking Space Depth	20'	19'
Required Landscaping	23 trees/240 shrubs	22 trees/165 shrubs
Section 12.7a.iii	Landscape all retention basins	Exclude at playground

Summary of Required Findings

- Meets the Specific Findings in Section 504
 - Furthers General Plan objectives
 - Administrative relief is not an option to develop the narrow corner lot
 - Does not adversely affect the historic character of the area
 - Architectural style will complement existing child care center and is compatible with surrounding properties
 - Provides a design that creates a pedestrian-oriented environment
- Compatible with adjacent and nearby uses and will not be detrimental to the surrounding area

Elevations



Staff Recommendation – Request #1 **Approval subject to 1 condition:**

Development of the site shall be in substantial conformance with the “Loving Care Day Care HAIO Narrative” date stamped September 12, 2017 and attached to this staff report as Exhibit E.

Request #3

- A request for a Conditional Use Permit (CUP) for a child care center
 - Avondale Zoning Ordinance requires approval of a CUP for child care centers in the C-2 and C-O zoning district

Analysis #3 – Request for CUP

Summary of Required Findings

- Consistent with General Plan, Historic Avondale Design & Development Guidelines, and helps to further the City's objectives.
- Compatible with adjacent land uses
- Requested HAIO will reduce development standards in order for the site to be developed
- Site has sufficient circulation and accessibility; minimal traffic impact to surrounding streets
- Adverse effects mitigated- noise mitigation from playground achieved by 6 ft. CMU wall and row of trees

Staff Recommendation – Approval subject to 2 conditions

- Development of the site shall be in substantial conformance with the Loving Care Day Care Conditional Use Permit Narrative” date stamped September 12, 2017
- Any leased weekend use of the property will require an amendment to the CUP

Public Participation / Notice

- Neighborhood meeting
 - October 24, 2017
 - Staff, applicant and one Council Member in attendance
 - All public notification requirements were met
 - No persons have contacted staff pertaining to this proposal
- Planning Commission and City Council
 - All public notification requirements were met



Planning Commission Recommendation (Contd.)

- PL-17-0207 Rezoning from C-O to C-2 – **Recommended Approval 5-0**
- PL-17-0140 Rezoning from C-O to HAIO – **Recommended Approval 5-0 subject to 1 condition**
- PL-17-0142 Conditional Use Permit- **Recommended Approval 5-0 subject to 2 conditions**



Public Hearings and Discussion

Rezoning to C-2 and Application of HAIO
Conditional Use Permit
Loving Care Day Care

