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E.4.

Planning and Zoning Commission**APPROVED, UNANIMOUSLY**

Meeting Date: 07/18/2019

Submitted By: Laura Blakeman, Planning & Development

SUBJECT

Public hearing and consideration of a Conditional Use Permit (DSA-19-00026) by ABC & 123 Small Blessings Center LLC for a day care center in a B-2 (General Business) zoned district located at 1530 N. Pinal Avenue. (Planner Laura Blakeman)

DISCUSSION

The applicant is requesting the approval of a Conditional Use Permit for a 3,600 square foot day care center on a .56 acre site located at 1530 N. Pinal Avenue.

The City Code allows day care centers with Conditional Use permit approval in a B-2 (General Business) zone.

The owner of the proposed day care center has an existing day care center that has been in operation in Coolidge AZ for approximately 11 years. The owner of the day care center would like to open another location in Casa Grande. The proposed day care center hours of operation will be from 4:00 a.m. to 11:00 p.m., seven days a week and will include infants to 12 years old. The proposed location of the day care center is going into an existing building. The site is the prior RV Store located at the southeast corner of Pinal Avenue and Cholla Street.

To the rear of the building the site is enclosed by a 6' foot masonry fence. This fenced in area will provide an outdoor play space for the children.

RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit and associated Conditional Use Resolution (DSA-19-00026) for ABC & 123 Small Blessings Day Care Center with the following conditions:

1. The proposed use shall be limited to 65 occupants. A request to exceed that number shall require a new conditional use permit be approved and compliance with the building code requirements for this higher occupancy.
2. A minimum of seventy-five square feet of outdoor play space per child shall be provided, from which at least fifty square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.

3. At least two hundred fifty square feet of lot area per child shall be provided.