



Legislation Text

File #: CUP-21-10, **Version:** 1

AGENDA CAPTION:

CUP-21-10 (107 Centerpoint Road Daycare) Hold a public hearing and consider a request by Jason Harris, ClearED Learning Center, on behalf of Centerpoint Hunter Partners LLC, for a new Conditional Use Permit to open and operate a daycare center at 107 Centerpoint Road (S. Caldwell)

Meeting date: April 27, 2021

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

This CUP request is to open and operate a learning center at 107 Centerpoint Road. The center is a private, tuition based, year-round school and the proposed hours of operation are Monday-Friday 7:30 am-5:30 pm. The applicant has stated that a maximum of 60 children ages 3-9 years old will be enrolled and a total of 7 staff members will be on site in the center's first year of operation. A total enrollment of 80 students and 9 staff members is projected in year 3 of operation.

The facility at 107 Centerpoint Road is approximately 6,724 square feet and is one story. No improvements to the facility or site are being proposed at this time. The center will require an approved Certificate of Occupancy to operate.

Council Committee, Board/Commission Action:

n/a

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of the conditional use permit with the following conditions:

1. Adequate off-street parking for faculty and administrative personnel shall be provided.
2. The required number of off-street parking stalls shall be determined based off the projected number of staff members at the projected full enrollment.
3. Required parking shall meet City standards and specifications for all-weather surfaces.
4. The permit shall be effective upon the issuance of a Certificate of Occupancy.
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.