



**City Council
Agenda Item Summary Report**

Meeting Date: December 17, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a revised site plan for Brainiac’s Learning Academy, located at 109 E. U.S. Highway 80.			
Attachments: Site Plan			

Item Summary:

Brainiac’s Learning Academy requests approval of a revised site plan for 109 E. U.S. Highway 80. The purpose of the request is to approve the site plan with an exception to the drop off and pick up area requirements for a child care center use.

Image 1: Location Map



Current Standards:

The site plan for the existing multitenant retail center (Plantation Plaza) was approved by the Planning and Zoning Commission on February 1, 2007. The property consists of 0.591 acres of land zoned within the General Retail District and is located directly west of Alfredo’s Steakhouse.

Proposed Use:

The proposed child care center consists of 4,444 square feet and is located in the existing multitenant retail center. Standard parking space requirements are met, but an exception is requested for the drop

off and pick up area requirements. The Zoning Ordinance requires a semi-circular drop off lane with stacking spaces for child care facilities. The applicant is requesting an exception to the semi-circular drop off lane. The applicant prefers that only parking spaces are used instead of any drive-thru lanes for child pick up and drop off.

The applicant also proposes to install a 357.5 square foot outdoor play area on the southwestern part of the building. No additional changes to the site are proposed.

Accessibility:

The property includes an existing fire lane with a connection to N. McGraw Street and the U.S. Highway 80 service road.

Image 2: Site Photograph



Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.