



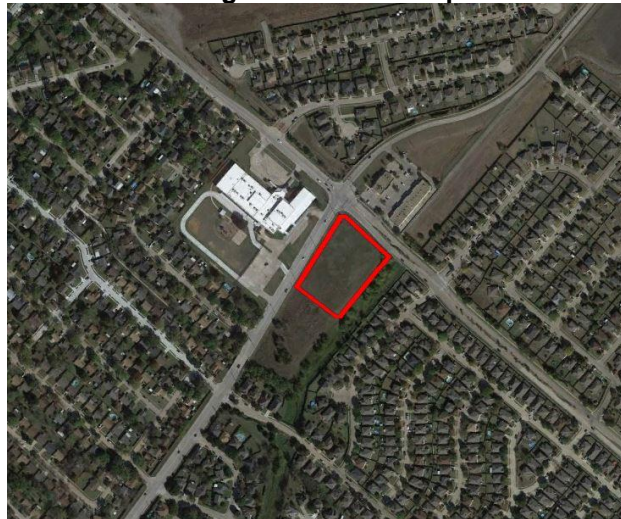
City Council Agenda Item Summary Report

Meeting Date: December 21, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance approving a conditional use permit for a 'Child Care Center (Day Care)' to operate as a primary use on 2.59 acres of land located at the southeast intersection of Pinson Road and Ridgecrest Road.			
Attachments: Site Plan Building Elevation Plan Landscape Plan			

Item Summary:

Claymoore Engineering requests approval of a Conditional Use Permit. The purpose of the request is to operate a child care center on the property.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of 2.59 acres of land zoned within the NS, Neighborhood Service District. The NS, Neighborhood Service district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. Child care centers are only allowed with a conditional use permit.

Proposed Use:

The proposed child care center facility consists of 11,045 square feet. EIFs and brick are the primary exterior building materials. The applicant is proposing thirty-seven (37) parking spaces and a semi-circular drop off lane.

The operating hours for this facility is 6:30 a.m. to 6:30 p.m. Monday through Friday. The applicant currently operates eight (8) child care facilities in the DFW area.

The applicant is required to provide screening along the southeastern property line bordering the Mustang Creek drainage area. The applicant is proposing a six-foot (6') masonry screening wall.

Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, Section 34b of the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Accessibility:

The site plan shows two new driveways to Pinson Road are proposed. No new driveways to Ridgecrest Road are proposed.

Notification:

Notification was provided in the Forney Messenger newspaper and was mailed to property owners within two-hundred feet (200') of the property. Staff has not received any response to the notifications.

Recommendation:

On December 2, 2021, the Planning and Zoning Commission recommended approval.