



City Council Agenda Item Summary Report

Meeting Date: February 21, 2023			
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 to operate at 601 Ridgecrest Road, Ste. 100.			
Attachments: Draft Ordinance Aerial Zoning Site Plan Floor Plan			

Item Summary:

Heritage Montessori Academy, LLC, requests approval of a conditional use permit. The purpose of the request is to allow for the expansion of Pinnacle Montessori to an adjacent building.

Current Standards:

Pinnacle Montessori currently operates at 613 Ridgecrest Road. The property is zoned as part of PD Ordinance No. 1043, which permits a child care center to operate with approval of a conditional use permit.

Conditional Use Permit:

The Pinnacle Montessori day care opened in 2019. The adjacent retail building is vacant and the owner would like to complete a finish-out of 1,250 square feet to use as additional classroom space for the day care. The classroom in the shell building has access to the play area located between the two buildings. The remainder of the shell building would remain as retail use.

Public Hearing Notification:

Staff provided notification in accordance with Zoning Ordinance requirements for a zoning request. Staff did not receive any public comment.

Recommendation:

On February 2, 2023, the Planning and Zoning Commission recommended approval.