Planning Commission
Notice & Agenda
Wednesday, February 15, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**
   December 14, 2022

5. **PUBLIC HEARING ITEMS**

   a. **KIDS BLVD CHILDCARE CENTER – CONDITIONAL USE PERMIT – APPLICATION PL-22-0226**

   Planning Commission will hold a public hearing and consider a request by Sahib Singh, GM Capital Investments LLC, for approval of a Conditional Use Permit (CUP) to allow for the operation of a child care center. The 2.58-acre subject property is located approximately 800 feet west of the southwest corner of Van Buren Street and Avondale Boulevard. Commission will take appropriate action.
   Staff Contact: Jani Wertin, Planner

6. **COMMISSION ANNOUNCEMENTS**

7. **PLANNING DIVISION REPORT**

8. **CALENDAR**
   March 15, 2023

9. **ADJOURNMENT**

Members will attend either in person or by telephone conference call. Los miembros asistiran en person o via teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

PLANNING COMMISSION
REGULAR MEETING MINUTES

Wednesday, December 14, 2022
6:00 pm

Note from the Clerk: The December 14, 2022, Planning Commission meeting was held in-person at City of Avondale Council Chambers.

1. **WELCOME AND CALL TO ORDER**
   Chair Thompson called the Planning Commission meeting to order at 6:00 p.m.

2. **ROLL CALL**
   The following members and representatives were present.

   COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO
   Chair Christopher Thompson
   Commissioner Alisha Meginnis
   Commissioner Denise Stanfield
   Commissioner Linda Warren
   Commissioner Larry White
   Commissioner Alan Agundez-Castillo

   COMMISSIONER EXCUSED ABSENCE
   Vice Chair Lisa Osborne
   Alternate Julia Arnette

   CITY STAFF PRESENT
   Jodie Novak, Director, Development Services Department
   Barbara Cason, Administrative Assistant
   Ron Corbin, City Manager
   Stephen Kemp, Attorney
   Jani Wertin, Planner

3. **OPENING STATEMENT AND INSTRUCTIONS**
   Chair Thompson read the opening statement

4. **APPROVAL OF MINUTES**
   Chair Thompson called for a motion on the November 16, 2022, meeting minutes. Commissioner White moved to approve the minutes as written; commissioner Stanfield seconded the motion.

   Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 6 to 0.

5. PUBLIC HEARING ITEMS:

a. **HERMOSA RANCH TECHNOLOGY CAMPUS- SOUTH - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0163**

b. **HERMOSA RANCH TECHNOLOGY CAMPUS - SOUTH -REZONING-APPLICATION PL-22-0166**

Jani Wertin, Planner, presented application PL-22-0163 and PL-22-0166 a Minor General Plan Amendment and Rezone for Hermosa Ranch Technology Campus-South together.

Ms. Wertin provided an overview of the Minor General Plan Amendment and Rezone PL-22-0163 and PL-22-0166 for the Hermosa Ranch Technology Campus-South. This site is located about one half-mile south of the southwest corner of Avondale Boulevard and Lower Buckeye Road. It currently consists of approximately 78 gross acres. The current zoning for this property is Diamond P Ranch, that is a part of a larger PAD, and the current General Plan designation is Medium Density Residential (MDR). The actions at this meeting will amend the General Plan 2030 Land Use Map designations for the property from MDR to Business Park and change the zoning from Diamond P Ranch Planned Area Development (PAD) to Hermosa Ranch Technology Campus - South PAD to allow a data center and related employment uses with underlying Commerce Park (CP) zoning. The General Plan Amendment would change the land use designation from MDR to Business Park and accommodate the proposed uses, a data center that would use 66.5 acres, a private battery storage (Sierra Estrella Battery Storage) that will use 11.5 acres, and a private substation located in the northwest corner. For continuity purposes, the Sierra Estrella Battery Storage was previously entitled by approval of Council on November 1, 2021. This amendment will facilitate employment uses at an appropriate location where alternatives are not available, advancing the Avondale Boulevard Employment and Commercial Corridor, as well as the General Plan's land use goals. It does not significantly alter acceptable land use patterns or adversely affect land use in the area. The developer is required to construct infrastructure and make necessary improvements. This proposed amendment is consistent with the goals in the General Plan 2030, and the Avondale Boulevard Employment and Commercial Corridor. The closed loop cooling system recycles water and has no impact on the City's water system. Proposed development standards deviations include building setbacks, landscape setbacks, land use buffer and height to more of a buffer, and more space between the data center and future and existing residential.

The rezone request proposes employment use to include the data center, the private substation, private battery storage, professional offices, public utility facilities, accessory structure and laboratory uses. Minimal traffic impact is expected with access provided by two driveways off Avondale Boulevard, to include two left-turn lanes and one right-turn deceleration lane. The Developer will construct Avondale Boulevard along the project street frontage. A 10-foot multi-use trail will be provided within the landscape setback along Avondale Boulevard. Parking will follow zoning ordinance requirements for warehousing. The PAD conforms with the requested Business Park designation and furthers several goals of the General Plan. It meets the PAD requirements of the zoning ordinance, subdivision regulations, design manuals and other applicable regulations and requirements. There is adequate public infrastructure and services in the immediate area to serve the proposed development. The developer will construct all required utility extensions and perimeter roadway improvements. The project is compatible with land use relationships within the proposed development and with adjacent properties. The proposed PAD development standards are consistent with or exceed the desired character of development for the area.

All required notifications for the neighborhood meeting and this hearing have been completed. There was a neighborhood meeting on July 25, 2022, with two attendees, including staff. No opposition has been voiced and no public comments have been received. Questions centered around the cooling system, job creation, proposed height, and tentative building schedule.

Commissioner Castillo inquired if the developers partnered with any regional partners to mitigate the project's water footprint in terms of water conservation. Carolyn Oberholtzer, Applicant, explained that the PAD is written to require the data center to use a closed loop system, which uses 95% less water than residential use.

Commissioner Castillo inquired about the relationship with the substation. Ms. Oberholtzer stated data centers use a lot of electricity and being adjacent to a power network and substation were significant components to this project. The battery storage has a contract with SRP to supply power to take off the grid, store it, and put it back into the grid.

Commissioner Castillo asked if there are tenants ready to move in and use the data center. Ms. Oberholtzer stated data centers are typically built for and managed for specific tenants; this project is tenant-driven. Where this project encompasses five buildings there may be more than one tenant per building.

Commissioner Castillo inquired if there is potential for future expansion within the region besides this parcel. Ms. Oberholtzer stated there was an application for a larger project north of this project, but no end-user or specific use was dictated. This project took priority as there was an end-user for this specific and isolated location. When that does occur, the developer will come before the Commission seeking to replace the various zoned entitlements.

Commissioner Warren asked how many employees are projected for the data center. Ms. Oberholtzer stated they anticipate between 40-60 employees for high quality jobs at the data center, which will generate low traffic.

Commissioner Warren inquired if there is a proposal for a bus service to bring in employees. Ms. Oberholtzer stated a bus stop is not on this property, but she believes a Zoom stop is planned for Lower Buckeye and Avondale Boulevard. Ms. Novak advised the transit program does not have any planned bus stops along that corridor, other than the one being looked at on Lower Buckeye near McDonald's.

Commissioner Stanfield asked about the laboratory uses. Ms. Oberholtzer stated there is no laboratory component at this time. The laboratory use was included in the PAD to allow for additional uses should there be a need in the future.

Chair Thompson inquired how tall the building will be and how it will affect nearby residences. Ms. Oberholtzer stated the roof height cannot exceed 50 feet plus a setback to house the chillers and mechanical equipment, including a screen and acoustical component. They mitigated the height using distance with 100 foot setbacks in every direction. Throughout the application process the residential communities have not indicated an issue with the proposal.

Chair Thompson inquired if there is anticipation of any hazardous materials being used at this facility. Ms. Oberholtzer stated outside of cleaning agents there are not.

Chair Thompson opened the public hearing on application PL-22-0163. There being no requests to speak, Chair Thompson closed the public hearing.

Commissioner Warren moved to accept Hermosa Ranch Technology Campus-South, with the Minor General Plan Amendment, Application PL-22-0163. Commissioner Agundez-Castillo seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye

Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 6 to 0.

Chair Thompson opened the public hearing on application PL-22-0166. There being no requests to speak, Chair Thompson closed the public hearing.

Commissioner Warren moved to accept Hermosa Ranch Technology Campus-South rezoning Application PL-22-0166, subject to the eight conditions of approval as listed in the staff report. Commissioner Stanfield seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 6 to 0.

6. PLANNING DIVISION REPORT

Ms. Novak stated there are two potential items that may be scheduled for the next meeting.

7. CALENDAR

The next Planning Commission meeting is scheduled for January 18, 2023.

8. ADJOURNMENT

There being no further business, Commissioner White made a motion to adjourn. Commissioner Warren seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 6:32 p.m.

_____ _____

Chair Christopher Thompson Date

AGENDA ITEM REPORT

SUBJECT: Kids BLVD Childcare Center – Conditional Use Permit – Application PL-22-0226

MEETING DATE: 2/15/2023

TO: Planning Commission

FROM: Jani Wertin, Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Sahib Singh, GM Capital Investments LLC, for approval of a Conditional Use Permit (CUP) to allow for the operation of a child care center. The 2.58-acre subject property is located approximately 800 feet west of the southwest corner of Van Buren Street and Avondale Boulevard. Commission will take appropriate action.

BACKGROUND:
The 2.58-acre subject property (Exhibits A, B, & C) is approximately 800 feet west of the southwest corner of Van Buren Street and Avondale Boulevard as part of a larger commercial center, Coldwater Springs Promenade. The parcel is undeveloped and mostly rectangular in shape with a 240-foot long strip extending north to south connecting to Van Buren Street.

The property was annexed in May 1997 and rezoned on March 17, 1997 to Planned Area Development (PAD) zoning as a part of the Coldwater Springs PAD (Exhibit B). Commercial portions of the approved Coldwater Springs PAD follow C-2 (Community Commercial) uses and development standards. Child care centers require approval of a Conditional Use Permit in the C-2 zoning district.

The General Plan 2030 Land Use Map designates the site within The Boulevard Specific Plan Area's Promenade District (Exhibit C). The Promenade District is intended to accommodate commercial land use such as retail, restaurant, services, and office development for residents in the area.

The existing uses and zoning of surrounding properties include:

- **NORTH:** Vacant/Coldwater Springs Promenade; zoned Coldwater Springs PAD.
    - **NORTH OF VAN BUREN STREET:** Vacant; zoned The BLVD Village District.
- **EAST**: Coldwater Springs Promenade; zoned C-2 (Community Commercial).
- **SOUTH:** Coldwater Springs Master Planned Community; Coldwater Springs PAD.
- **WEST:** Vacant; zoned Coldwater Springs PAD.

SUMMARY OF REQUEST:
The applicant is requesting approval of a Conditional Use Permit to allow for the operation of a child care center in the Coldwater Springs PAD (Exhibit D).

The proposed development will involve the construction of a single-story 8,488 square foot building on 2.58 acres west of the southwest corner of Van Buren Street and Avondale Boulevard (Exhibits E & F). The child care center will accommodate children between the ages of 6 weeks and 12 years old with an estimated capacity of approximately 172 children. The planned hours of operation are 6:00 am to 6:00 pm, Monday through Friday, with outdoor play hours from 8:00 am to 4:00 pm.

The child care center will include an outdoor recreation area south of the building located more than 50 feet north of existing single-family residential homes. This outdoor play area includes three playgrounds, partitioned internally with a wrought iron fence. In order to dampen any potential noise from the playground to nearby homes, a six (6)-foot high solid block wall and additional landscaping will be located along the southern boundary of the playground. The parking area is on the building's north side and will consist of 43 parking spaces for both employee and customer parking. The parking spaces will utilize bollards/guards at the head of these spaces, allowing parents and children more direct and protected access to the child care center's entrance. Access to this site will primarily occur from existing driveways off of Van Buren Street; however, vehicles can also access the commercial center from Avondale Boulevard.

The proposed building’s architecture was done with the existing commercial center's buildings in mind, incorporating similar style, form, paint color, and materials. The building includes stucco, a combination of brick/stone veneers, steel awnings, and an earth-tone color scheme complementary to the surrounding center (Exhibit F). A more detailed review of the building design will occur administratively through the Site Plan and Design Review process.

All lighting will follow the Zoning Ordinance. The existing parking lot and driveway lighting will remain as is currently installed.

PUBLIC PARTICIPATION:
A virtual Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on Tuesday, October 4, 2022, via Zoom. Required notices of the meeting were completed in accordance with the City's notification requirements. In addition to City staff and the applicant’s team, two (2) members of the public attended the virtual meeting (Exhibit G). Following the presentation made by the applicant’s team, the meeting was opened up for questions and comments, of which there were none.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with the City's notification processes. No additional comments have been received to date.

ANALYSIS:
To grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. Each finding is presented below along with Staff’s analysis.

1. **That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City’s general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.**
   The subject site is located within The Boulevard Specific Plan (BSP) area and is within the Promenade District, as indicated in the General Plan. This commercial land use is designed to accommodate suburban-style retail, restaurant, services, and office development for residents in the BSP and the surrounding area. The focus for all uses should be pedestrian-oriented and support the overall vision for the BSP while also allowing limited development of drive-through restaurants, banks, pharmacies, and similar.

   The proposed child care center use, a use that provides a service for area residents, is consistent with

the type of commercial uses desired in the Promenade District. The proposed child care use furthers multiple goals of both the General Plan 2030 and the Boulevard Specific Plan (BSP), to include:

General Plan 2030
Land use Element, Goal 1.D: "Enhance the attractiveness of infill parcels as an option for new development throughout Avondale."

Land use Element, Goal 3.C: "Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents."

Economic Element, Goal 1: "Grow and diversify Avondale's economy and employment base through business retention, expansion, and development."

Economic Element, Goal 5: "Encourage and facilitate small/local business development and diversity."

The Boulevard Specific Plan
Goal 5: "Facilitate development of mixed-use projects within the BSP to create a live, work, play environment."

In addition to bringing a much-needed service to the area, this infill project further diversifies the commercial businesses offered in the existing shopping center, grows Avondale's employment base, and generally enhances the area to further promote a live, work, play environment.

The building's architectural design includes stucco, a combination of brick/stone veneers, and an earth-tone color scheme complementary to the surrounding commercial center.

This finding has been met.

2. **That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.**
This site is located within the Coldwater Springs Promenade, which has undeveloped commercial pads to the west and north, as well as existing commercial businesses (personal services, grocery store, restaurant uses, etc.) to the east. North of Van Buren Street is vacant land zoned The BLVD Village District. To the south is single-family residential.

The property is designated by the General Plan 2030 Land Use Map as The Boulevard Specific Plan Area: Promenade District (Exhibit C). This commercial land use is designed to accommodate suburban-style retail, restaurant, services, and office development for residents in the Boulevard Specific Plan (BSP) and the surrounding area.

This child care center will be providing a much needed service use, upon approval of the Conditional Use Permit, for area residents. This use is compatible with the existing commercial uses in this shopping center. Given the nature of the use and the site design which minimizes potential noise impacts on the existing homes or businesses in the vicinity, this use will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

This finding has been met.

3. **That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.**
As conditioned, the proposed new development will meet or exceed all applicable City of Avondale development standards including, but not limited to, setbacks, landscape area, parking, and screening.

Additionally, the proposed development and existing on-site circulation are designed to meet codes.

This finding has been met.

4. **That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.**
   The site will utilize the two (2) existing full-access driveways off Van Buren Street. As presently built, Van Buren Street is designed to accommodate the traffic anticipated from the proposed child care center, which will have a more limited impact on traffic in and out of the shopping center due to the limited number of children that can be enrolled and the staggered pick-up schedule.

   This finding has been met.

5. **That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.**
   Conditions of approval are recommended, which are standard for development of this type (see "Conditions of Approval" section below).

   This finding has been met.

DISCUSSION:
Staff recommends approval of the request for the following reasons:

- The proposed land use meets the five (5) required findings for a Conditional Use Permit (CUP) per the Zoning Ordinance.

- Approval of the proposal will result in development compatible with The BLVD Promenade District General Plan land use designation, the Coldwater Springs PAD zoning, and existing development in the area.

- The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

BUDGET IMPACT:
No budget impacts.

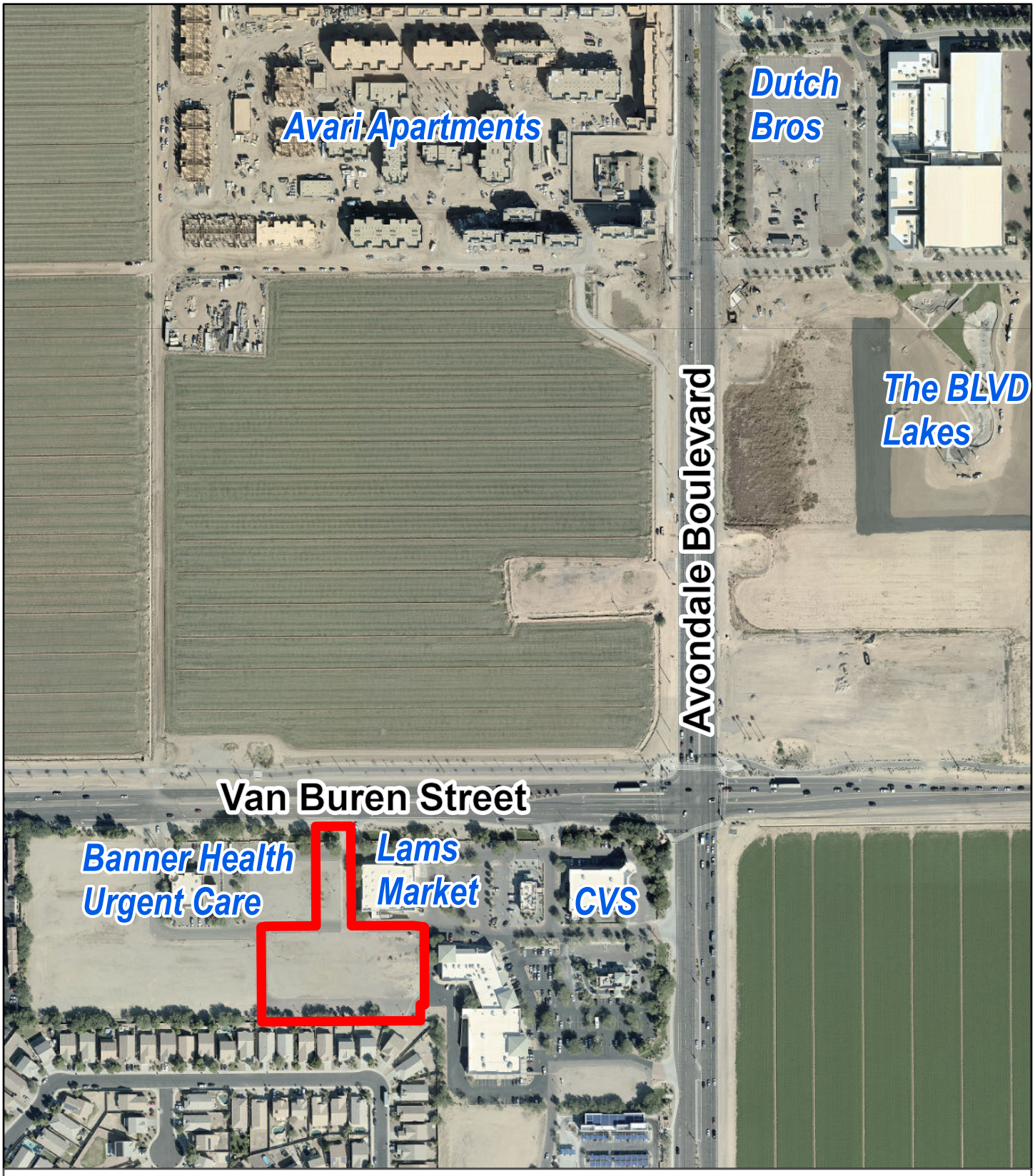
RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0226 Kids BLVD Childcare Center, a request for approval of a Conditional Use Permit to allow for the operation of a child care center approximately 800 feet west of the southwest corner of Van Buren Street and Avondale Boulevard, subject to the following three (3) conditions of approval:

1. Development and use of the site shall conform to the Kids BLVD Childcare Center Conditional Use Permit Narrative (Exhibit D) dated January 12, 2023, Site Plan and Landscape Plan (Exhibits E) dated December 19, 2022, and Building Elevations (Exhibit F) dated December 19, 2022.

2. Administrative approval of a Site Plan and Design Review application is required prior to issuance of a building permit.

3. In accordance with the city's Zoning Ordinance, Chapter 28, the Conditional Use Permit shall expire two (2) years from the date of Council approval if the use has not commenced.

Exhibit A



Aerial Map

Avondale

Subject Property

N
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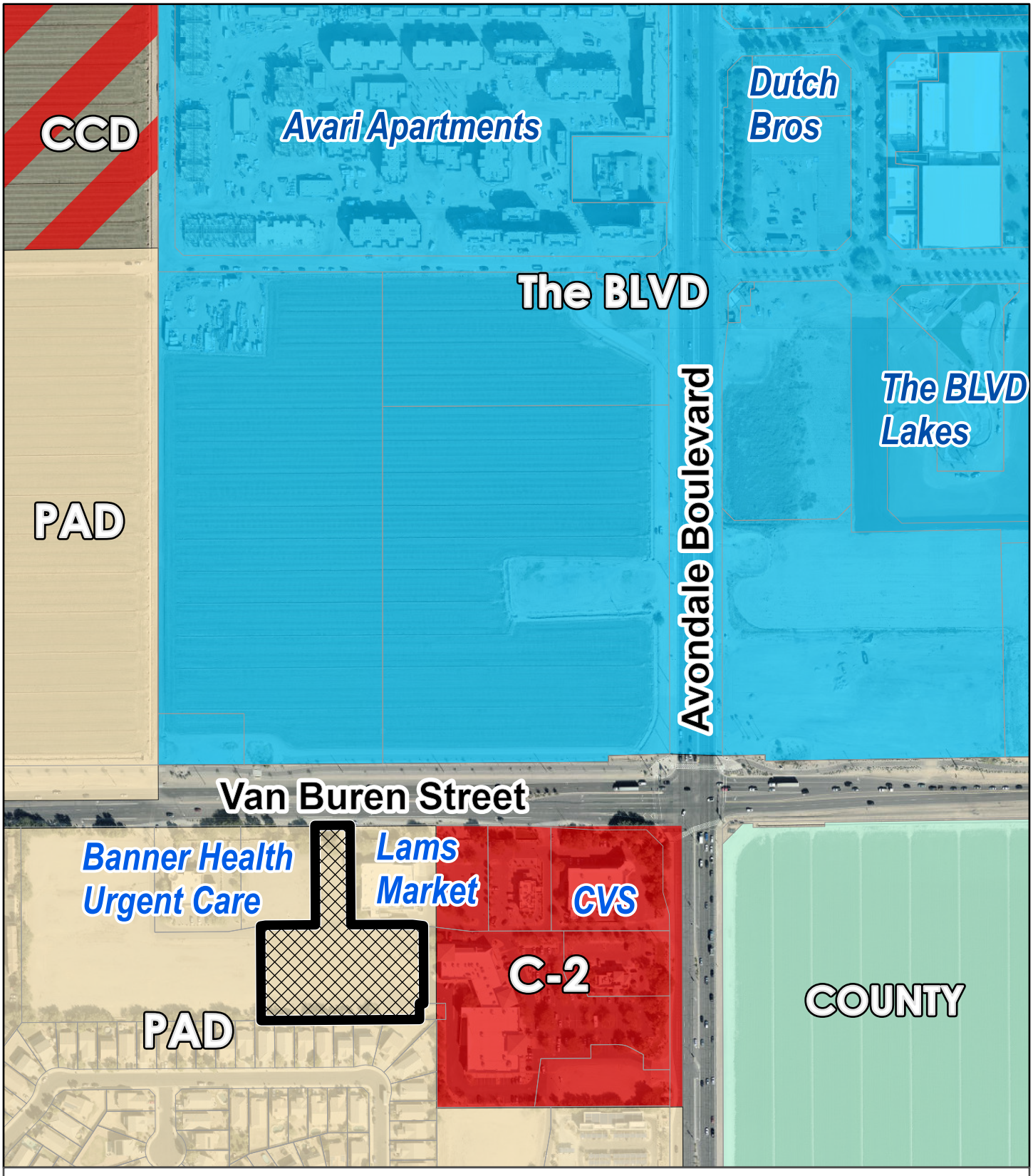
Date: 2/1/2023

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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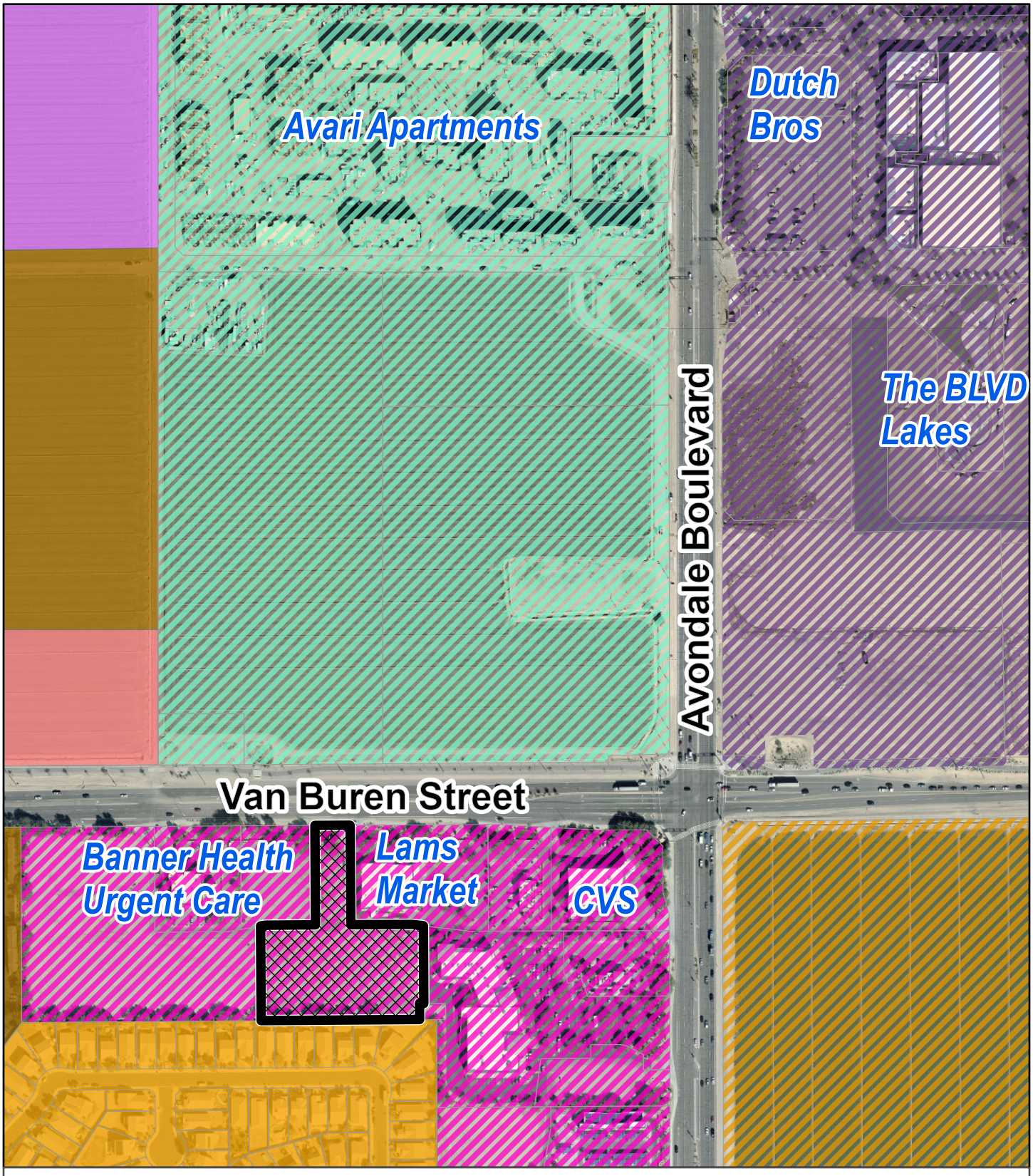
Date: 2/1/2023

Exhibit C



General Plan Land Use

Avondale

- Local Commercial
- High Density Residential
- Medium Density Res.
- Open Space and Parks
- Public/Civic
- Neighborhood District
- Park Avenue District
- Promenade District
- Village District
- Subject Property

N W E S

Date: 2/1/2023

Exhibit D - 1/12/2023

Kids BLVD Childcare Center

Lot 4, Coldwater Springs Promenade

CONDITIONAL USE PERMIT PROJECT NARRATIVE

We are requesting a Conditional Use Permit to develop a licensed childcare center on a portion of this parcel. The remainder of the parcel will be reserved for future development.

Introduction

We have been residents of Avondale since 2016 and Phoenix since 2005. Since 2015, we have owned and operated nationally accredited childcare centers in Peoria and Phoenix. Over the years, we have noticed that out of a total of 14 licensed childcare centers in the City of Avondale, only 4 are licensed for Infants and Toddlers (ages 0 through 24 months) and none in the 2 mile radius of Avondale Blvd and Van Buren St [1][2]**.** With the increased growth and housing developments in and around the BLVD area and the Avondale Blvd corridor, this part of the city is clearly underserved to meet the growing childcare needs of the working community of Avondale.

The Center will have an approximate capacity of 172 children, we anticipate over 50% enrollment within the first year of opening. Kids BLVD would provide employment to 20-25 individuals comprising of teachers, assistant directors, director and a cook.

Kids BLVD will provide early childhood education and care for children between the ages of 6 weeks and 12 years. Similar to our other two centers in the valley, we will participate in the Arizona's First things first Quality first program, Arizona Department of Education's Child and Adult Care Food Program and strive to be nationally accredited by the National Accreditation Commission. Children will be provided two meals and a snack every day as per USDA nutritional guidelines and CACFP standards. Meals will be prepared on site by a trained cook under the supervision of a Food service Manager.

Kids BLVD plans to operate between 6:00 am to 6:00 pm on weekdays. Play times will be scheduled from 8 am to 4 pm.

It poses no threat to the persons residing or working in this area, adjacent property, neighborhood or the public welfare in general. There will be no smoke, unpleasant odor, dust or vibration created by this center. On the contrary, it will be a very useful addition to the shopping center for the working parents with children living or working in this neighborhood as a beneficial and missing service that promotes the land use development goals to create a vibrant live work district.

Existing Conditions

The subject site is zoned Planned Area Development (PAD) and allows for Community Commercial (C-2) uses. The parcel is partially developed with landscaping and drainage at the perimeter of the Coldwater Springs Promenade master development, fire hydrants, pole mounted lights along the driveways, driveway entrance at Van Buren St, and internal paved driveways that tie vehicular and pedestrian circulation to the main shopping center building and adjacent pads. The portion of Lot 4 where the building and playground are situated is approximately 160 feet wide x 368 feet long with existing concrete curbs at the surrounding paved driveways. The proposed building covers approximately 9.5 percent of the net site area. The existing shopping center perimeter development provides parking screening and landscaping. Additional landscaping will be provided to promote pedestrian walkable environment in the areas disturbed or developed associated with this project, particularly the pedestrian access from Van Buren St to the building.

Architecture

The building is a single story structure with a raised parapet at the northeast corner to identify the entry and for the business sign facing Van Buren. The parapet at the entry is 30 feet tall. The remainder of the building has varying parapet heights with a maximum of 22 feet tall. The materials will be stucco exterior and a combination of brick/stone veneers, storefront entry to the reception with steel box-frame awning with steel rod/buckle brace. Similar awnings at exterior doors to classrooms and exits. The colors, materials and forms are compatible with the existing retail buildings. The building will include 10 classrooms with direct exits to the exterior and playgrounds for the different age groups. The emergency exits are at the front entry, the west end of the building and out of each classroom into the playground to a safe dispersal area at the south end of the playground.

Landscaping

The street frontage and the south property boundary are landscaped. Shade trees and shrubs landscaping will be added along the sidewalk leading south from the Van Buren driveway to the building. The building and playground perimeter will be landscaped with trees and shrubs, as will the parking islands. Children of different age groups will use three playgrounds, partitioned internally with wrought iron fences. Fabric shade canopies will provide shade over the play structures in each playground. The playgrounds will be fenced in with a combination of solid block wall along the south edge, and a fence that combines cmu pillars and a cmu base with wrought iron above. The south playground wall is a 6 foot tall solid wall, which along with a dense treeline, will mitigate playground noise. Trees and shrubs around the building will further dampen the sounds of outdoor activities. The undeveloped portions of the lot east of the building and west of the north sidewalk will be covered in decomposed granite for dust control.

Lighting

All illumination will follow the requirements of Article 7 of the Zoning ordinance and Building Code. Existing parking lot and driveway lighting will remain as is currently installed. Shielded wall mounted lights will be located at all building entrances at 12 ft above grade.

Grading and Drainage

The majority of the retention drainage is expected to occur on the north undeveloped portion west of the access sidewalk, and a portion of the area east of the building and playgrounds. Some retention can be accommodated in the playgrounds. An existing retention area/swale exists along the south boundary of the property.

Access and Circulation

The addition of Kids BLVD childcare center to the shopping center will add traffic belonging to either the parents or the staff.

The Childcare Center parents' traffic will be spread out during the day, unlike a traditional school which has specific drop off and pickup times during which the traffic volumes peak. Childcare parents typically bring their children to the Childcare Center on their way to and from work. Most young parents of small children work jobs that have varying shift hours, thus staggering when their child attends the Childcare Center.

Parents are required by State Law to sign their children in and out of the Childcare Center, therefore they are obligated to park their vehicle and personally escort their child into the school.

Ingress and egress to the site is directly from Van Buren Street as well as paved driveways that encircle the entire building pad. The Van Buren access driveway is approximately 850 feet west of the intersection of Van Buren Street and Avondale Blvd.

The existing driveways that encircle the building pad provide public and emergency vehicle access to the building and playground on all sides.

A truck delivery loading space for supplies is located at the west side of the building for access to the kitchen pantry. This will also be the location for the pump truck to service the nearby grease interceptor.

Pedestrian access is by way of the existing sidewalks and crosswalks from Van Buren St to the entry at the northeast corner of the building. New sidewalks at the perimeter of the developed portion of the lot will connect to the existing sidewalk system at existing driveway crossings.

Parking

We are adding dedicated parking spaces along the north side of the building for parents use when bringing and picking up their children to avoid crossing any roads or driveways. These spaces access the entrance through a walkway protected using bollards and guards at the head of the spaces.

Staff parking will be the existing parking spaces along the south property boundary.

A total of 22 parking spaces are required per the Zoning Ordinance requirements and 43 total parking spaces are provided. Two spaces are dedicated ADA compliant parking spaces.

Two parking spaces are for electric charging; one electric charging space is ADA compliant.

Bicycle parking for four bicycles is located at the front entrance of the building.

References:
[1] Azcarecheck.com (https://hsapps.azdhs.gov/ls/sod/SearchProv.aspx?type=CC)
[2] CHILDCARE_LIST.xls dated Oct 2021 from Bureau of Childcare Licensing ADHS

Conditional Use Permit Required Findings

Pursuant to the Avondale Zoning Ordinance Section 1.108.B, a Conditional Use Permit may only be approved if all the following findings are met:

A. That the proposed use is (i) consistent with the land use designation set forth in the General Plan, (ii) will further the City's general guidelines and objectives for development of the area, as set forth in the General Plan, and (iii) will be consistent with the desired character for the surrounding area.

The current Avondale General Plan (GP) land use designation is Promenade, in the Promenade District of the BLVD Specific Plan. The subject site is zoned Planned Area Development (PAD) and allows for Community Commercial (C-2) uses.

Goal 1.D.: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.

This infill project is aligned with the City's goal to preserve and enhance the vitality of existing neighborhoods in and around Avondale. The proposed exterior design will be compatible with the adjacent shopping center and the residential scale of the nearby homes.

Goal 3.C.: Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.

With the increased growth and housing developments in and around the BLVD area and the Avondale Blvd corridor, this part of the city is underserved to meet the growing childcare needs of the working community of Avondale. Childcare services satisfy a need in the residential neighborhoods in the immediate surrounding area, as well residents using the Avondale Boulevard corridor to access Interstate 10. The proposed childcare center will be licensed for Infants and Toddlers (ages 0 through 24 months) and currently there are none within the 2 mile radius of Avondale Blvd and Van Buren St.

B. That the use will be (i) compatible with other adjacent and nearby land uses and (ii) will not be detrimental to (1) persons residing or working in the area, (2) adjacent property, (3) the neighborhood, or (4) the public welfare in general.

The proposed childcare center provides a service and employment to nearby neighborhoods and citizens. The childcare center promotes the public welfare for the working parents with children living or working in this neighborhood as a beneficial and missing service that promotes the land use development goals to create a vibrant live work district.

The proposed exterior design will be compatible with the adjacent shopping center and the residential scale of the nearby homes. All rooftop equipment, including kitchen exhaust fans, will be screened from view by minimum 5 feet tall parapets integrated into the building elevations. The childcare center does not create any detrimental traffic, odors, or noise to surrounding businesses or residences. Playground use is restricted to week-days between 8 am and 4 pm. Sound mitigation is also in effect with solid walls and landscaping which diffuse and deflect noise.

C. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards, including, but not limited to, setbacks, parking, screening, and landscaping.

The portion of Lot 4 where the building and playground are situated is approximately 160 feet wide x 368 feet long. The proposed building covers approximately 9.5 percent of the net site area. The site layout supports all of the required setbacks, parking requirements, vehicular and pedestrian circulation. The existing shopping center perimeter development provides parking screening and landscaping. Additional landscaping will be provided to promote pedestrian walkable environment in the areas disturbed or developed associated with this project.

D. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The existing vehicular circulation drives at the existing Coldwater Springs Promenade will remain the same so that traffic patterns and emergency/service vehicle access is not altered from the original approved layout of the shopping center. The entrance and exit drives on W. Van Buren St and S. Avondale Blvd will remain unchanged.

Parking at the childcare building is a combination of existing perimeter parking spaces along W Van Buren St and at the southern perimeter of the lot, primarily for staff parking. Additional parking spaces are proposed at the north side of the building for parents use when bringing and picking up their children to avoid crossing any roads or driveways. These spaces access the entrance through a protected walkway using bollards and guards at the head of the spaces. There are also 2 ADA compliant spaces and two spaces (including one of the ADA spaces) for electric vehicle charging. Two of the spaces at the southern perimeter are fenced to protect the van, used to transport children to and from school, from vandalism.

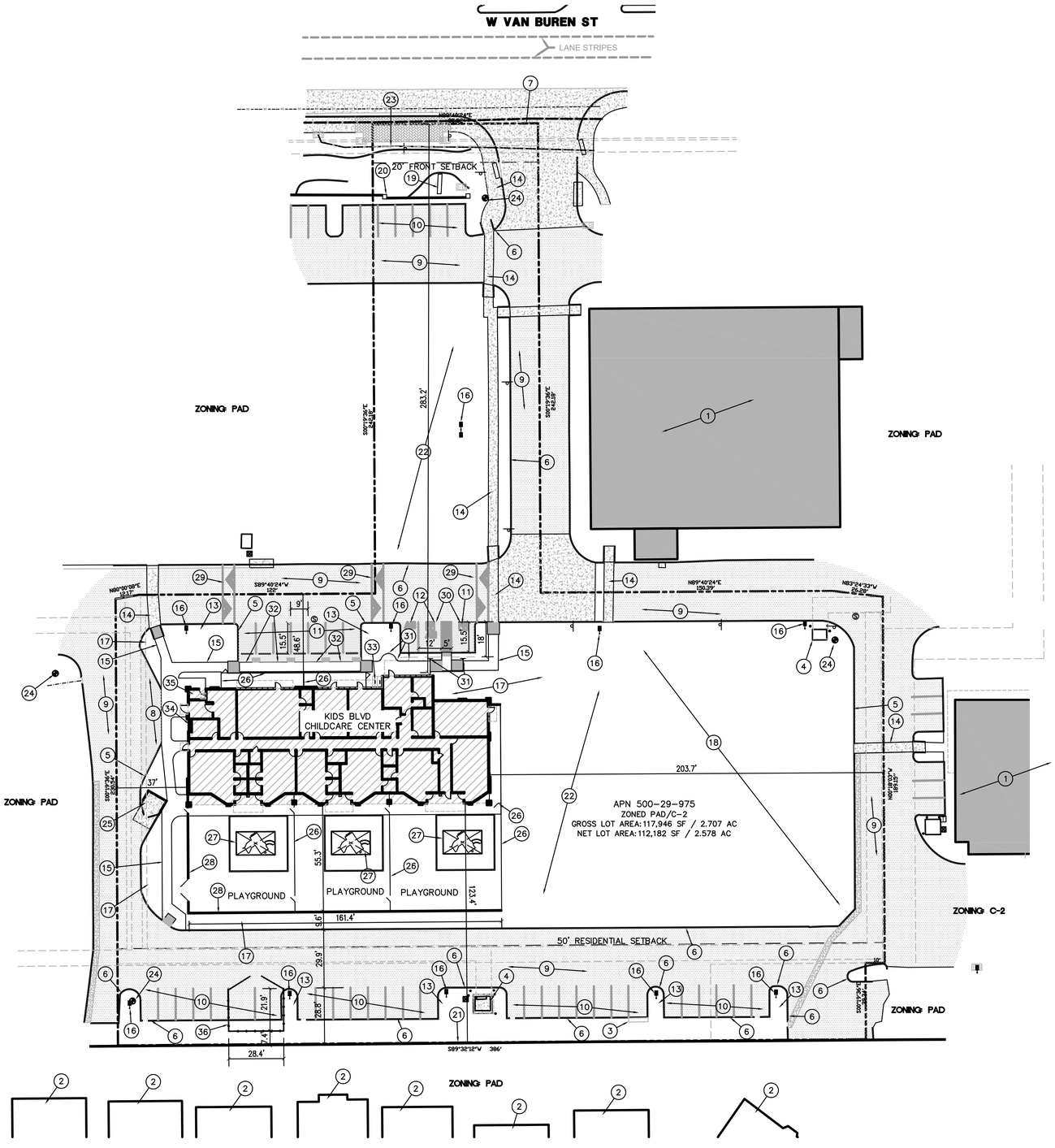
A loading space is located at the west side of the building for supply delivery and servicing the grease interceptor.

E. That adequate conditions have been incorporated into the project to ensure that any potential adverse effects will be mitigated.

The identified potential adverse activity of the playground to disrupt sleep or relaxation is mitigated by time of use scheduling to weekdays from 8am to 4pm, solid 6 feet tall walls and enhanced landscaping to diffuse and deflect the sound. All exterior light fixtures added to the site will be full cut-off fixtures and limited to a maximum of 12 feet above grade to avoid any light spill into the adjacent residential lots.

Exhibit E - 12/19/2022

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN IS INCOMPLETE UNLESS USED IN CONJUNCTION WITH THE ARCHITECT'S INTERPRETATIONAL, SEQUENCE, OBSERVATIONS AND ADMINISTRATION. USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S CONSENT IS IN VIOLATION OF COMMON LAW, COPYRIGHTS, STATUTORY AND OTHER RESERVED RIGHTS. REFER TO ACT 17 U.S.C. PAR. 511 (1991), WHICH PRESUMPTS STATE AND LOCAL PUBLIC RECORD ACTS. REFER TO ACT 17 U.S.C. PAR. 301 (1991).



APPLICANT/OWNER
GM CAPITAL INVESTMENTS, LLC
11293 W VERNON AVE
AVONDALE, AZ 85392
(480) 678-2839

SAHIB SINGH

ARCHITECT
ARCHI-CAD ARCHITECTS PLLC
2101 E BROADWAY RD, SUITE 36
TEMPE, AZ 85282
(480) 962-3823 office

KENNETH R ELLER
AZ REG: 23481

PROPERTY DESCRIPTION
LOT 4, COLDWATER SPRINGS PROMENADE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 993 OF MAPS, PAGE 42 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2008-585275.

PARCEL NUMBER
500-29-975

ZONING
EXISTING ZONING: PAD/C-2 (NO CHANGE)

LOT SIZE:
GROSS = 117,946 SF (2.71 AC)
NET = 112,182 SF (2.58 AC)
LOT COVERAGE
10,707/112,182 = 0.095 = 9.5%

BUILDING HEIGHT
ALLOWED BUILDING HEIGHT: 30' TWO STORY
PROPOSED BUILDING HEIGHT: 30' ONE STORY

CONSTRUCTION TYPE
V-B (E)
FIRE SPRINKLER PER NFPA 13 - YES
FIRE ALARM - YES
EMERGENCY LIGHTING - YES

OCCUPANCY TYPE
E CHILDCARE

ALLOWABLE BUILDING AREA
OCCUPANCY E, (S1) 38,000 SQ.FT.

BUILDING AREA
PROPOSED BUILDING AREA 8,488 SF

PARKING CALCULATIONS
SPACES REQUIRED:
GENERAL: = 4 spaces
CHILDREN: 172 / 10 = 18 spaces
TOTAL: 22 spaces

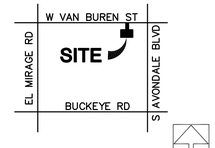
SPACES PROVIDED: 43 spaces

ACCESSIBLE REQUIRED: 2
ACCESSIBLE PROVIDED: 2

NOTES

1. EXISTING RETAIL BUILDING.
2. EXISTING RESIDENTIAL BUILDING.
3. EXISTING MAILBOX PEDESTAL.
4. EXISTING ELECTRICAL TRANSFORMER.
5. NEW CURB AND GUTTER.
6. EXISTING CURB.
7. EXISTING DRIVEWAY ENTRANCE.
8. LOADING SPACE.
9. EXISTING ASPHALT DRIVEWAY.
10. EXISTING PARKING SPACES.
11. NEW PARKING SPACES.
12. ADA ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, 1:12 RAMPS AT SIDEWALKS AND SIGNS AT HEADS OF SPACES.
13. PARKING LOT LANDSCAPING.
14. EXISTING CONCRETE SIDEWALK, ADA ACCESSIBLE ROUTE TO BUILDING WITH ADA COMPLIANT RAMPS.
15. NEW CONCRETE SIDEWALK WITH ADA COMPLIANT RAMPS.
16. EXISTING LIGHT POLE.
17. NEW LANDSCAPING.
18. UNDEVELOPED PORTION OF EXISTING PAD, COVERED WITH DECOMPOSED GRANITE FOR DUST CONTROL.
19. EXISTING MONUMENT SIGN.
20. EXISTING SCREENING BLOCK WALL, 3 FEET TALL.
21. EXISTING BLOCK WALL, 6 FEET TALL.
22. RETENTION BASIN AREA.
23. EXISTING FRONTAGE LANDSCAPING.
24. EXISTING FIRE HYDRANT.
25. TRASH ENCLOSURE WITH GATES.
26. 6' TALL WROUGHT IRON FENCE, SEE WROUGHT IRON FENCE DETAIL SHEET A-2.
27. SHADE CANOPY OVER PLAY STRUCTURE.
28. 6' TALL CMU WALL, SEE CMU/STUCCO WALL DETAIL SHEET A-2.
29. SPEED BUMPS.
30. ELECTRIC CAR CHARGING STATION.
31. 6" CONC FILLED BOLLARDS.
32. 5' TALL W.I. FENCE WITH 6" CONC FILLED BOLLARD POSTS.
33. BICYCLE PARKING.
34. ELECTRICAL SERVICE CABINET.
35. FIRE SPRINKLER RISER ROOM AND ROOD ACCESS LADDER/HATCH.
36. CHILDCARE VAN PARKING ENCLOSURE, 6' TALL WROUGHT IRON FENCE WITH LOCKING GATES, SEE WROUGHT IRON FENCE DETAIL SHEET A-2.

SITE PLAN
NORTH SCALE: 1" = 30'
0 15' 30' 60'



VICINITY MAP: NORTH

KIDS BLVD CHILDCARE

Coldwater Springs Promenade

Avondale, AZ

Site Plan

SHEET NUMBER **A-0**

Archi-CAD
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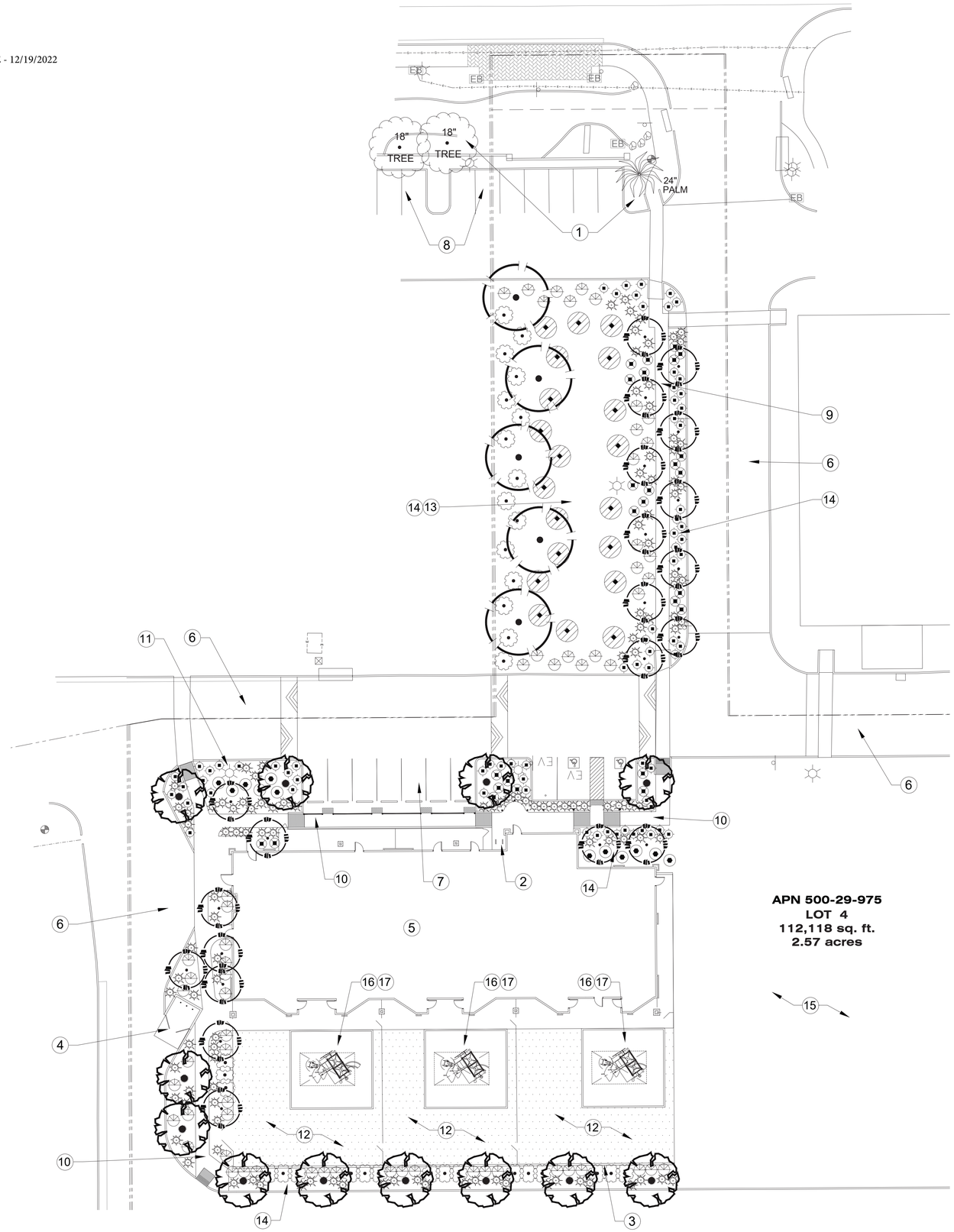
Office (480) 962-3823 * archicad@earthlink.net

PROJECT	2128
DATE	7/18/22
REVISION	

REGISTERED ARCHITECT CERTIFICATE NO. 23481 KENNETH R. ELLER Date Signed 9/1/22 ARIZONA U.S.A.
Expires: 9/30/23

Exhibit E - 12/19/2022



LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE
TREES		
	OLEA EUROPAEA 'SWAN HILL'/ SWAN HILL FRUITLESS OLIVE TREE	24" BOX
	DALBERGIA SISSOO/ SISSOO TREE	24" BOX
	ACACIA SALICINA/ WILLOW ACACIA	24" BOX
SHRUBS		
	TECOMA HYBRID 'BELLS OF FIRE'/ BELLS OF FIRE TECOMA	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'/ LYNN'S LEGACY TEXAS RANGER	5 GALLON
	TECOMA HYBRID 'CRIMSON FLARE'/ CRIMSON FLARE TECOMA	5 GALLON
	ABUTILON PALMERI/ INDIAN MALLOW	5 GALLON
ACCENTS		
	HESPERALOE X 'PINK PARADE'/ PINK PARADE YUCCA	5 GALLON
GROUNDCOVERS		
	LANTANA CAMARA "NEW GOLD"/ NEW GOLD LANTANA	1 GALLON
	ACACIA REDOLENS "LOW BOY"/ LOW BOY PROSTRATE ACACIA	5 GALLON
ROCK		
	DECOMPOSED GRANITE: COLOR-TABLE MESA BROWN	3/8" SCREENED 2" DEEP

KEY NOTES

1. EXISTING LANDSCAPING TO REMAIN.
2. NEW BIKE PARKING.
3. NEW WALL.
4. NEW TRASH ENCLOSURE.
5. NEW BUILDING.
6. EXISTING ASPHALT DRIVE.
7. NEW ASPHALT PARKING.
8. EXISTING ASPHALT PARKING.
9. EXISTING CONCRETE SIDEWALK.
10. NEW CONCRETE SIDEWALK.
11. NEW AREA LIGHT, TYP.
12. SYNTHETIC TURF IN PLAY YARDS.
13. NEW RETENTION BASIN.
14. DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS.
15. UNDEVELOPED AREA.
16. PLAY STRUCTURE WITH RUBBER MATTING UNDERNEATH.
17. SHADE STRUCTURE OVER PLAY STRUCTURE.

TURF COVERAGE

5,352 SF TURF
22,332 SF LANDSCAPE AREA
5,352 / 22,332 = 24% TURF COVERAGE

LANDSCAPE COVERAGE

22,332 SF LANDSCAPE AREA
112,118 SF NET LOT AREA

22,332 / 112,118 = 20% LANDSCAPE COVERAGE

NORTH
PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'

RVLA
RUBEN VALENZUELA
Landscape Architect
480 Converse Avenue
Claremont, CA 91711
p. 818-859-8116
e. rubenv@rubenvalenzuela.com

NOTES

LANDSCAPE NOTES

1. ALL PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY AND FREE FROM INSECTS, DISEASE AND INJURY.
2. FINISH GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING OR CURB.
3. DECOMPOSED GRANITE SHALL BE PLACED IN ALL LANDSCAPE AREAS AND EXTEND UNDER ALL SHRUBS AND GROUNDCOVERS .
4. EXISTING LANDSCAPE DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH MATCHING MATERIALS. DISTURBED AREAS SHALL TRANSITION SMOOTHLY INTO NEW CONSTRUCTION.
5. LANDSCAPE INSTALLATION SHALL CONFORM TO APPLICABLE CITY OF AVONDALE DESIGN STANDARDS.

IRRIGATION NOTES

1. ALL PLANTS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL CONFORM TO APPLICABLE CITY OF AVONDALE DESIGN STANDARDS.
3. TREES WILL BE ON SEPARATE DRIP VALVES FROM ALL OTHER PLANT MATERIALS.

KIDS BLVD CHILDCARE
Coldwater Springs Promenade
Avondale, AZ
Site Plan
SHEET NUMBER L0.1

Archi-CAD
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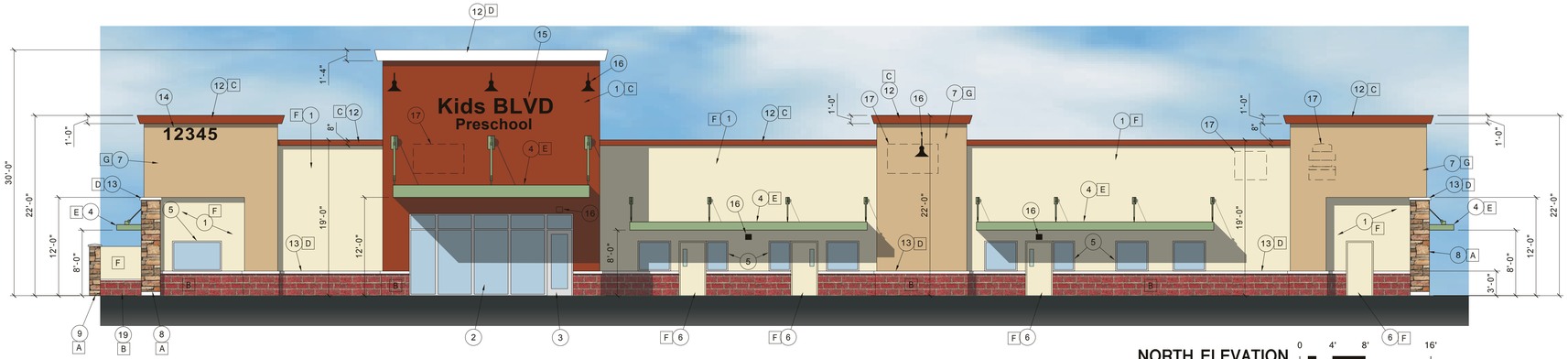
Office (480) 962-3823 * archicad@earthlink.net

PROJECT 2128
DATE 6/30/22
REVISION

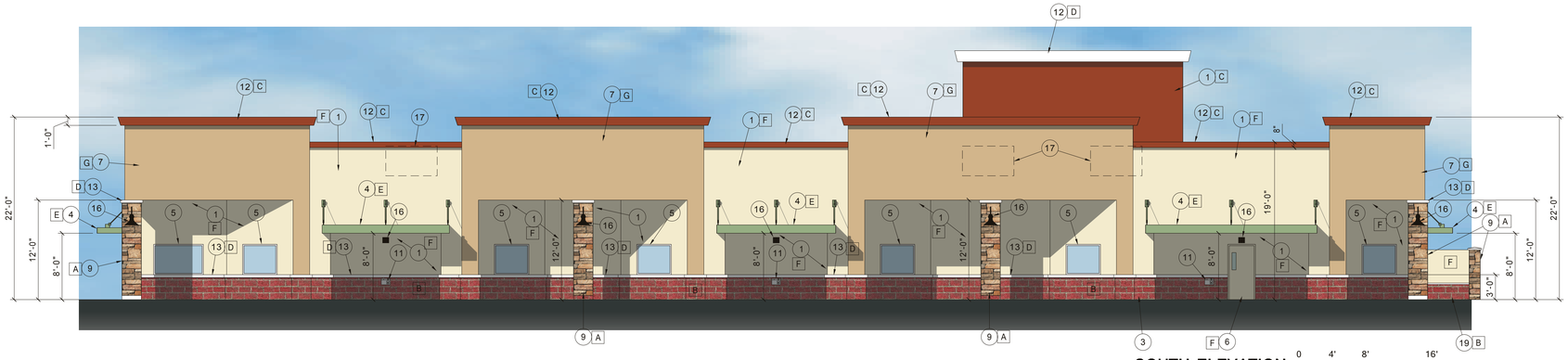
25623
RUBEN LOUIS VALENZUELA
8-29-2022
EXP: 9-20-2024

Exhibit F - 12/19/2022

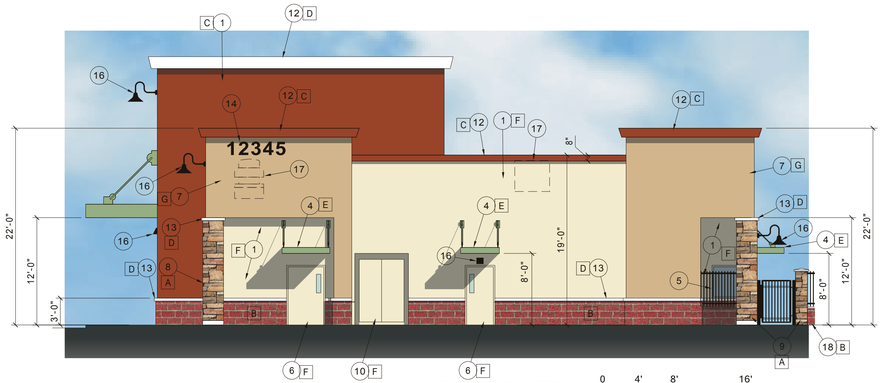
THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN IS INCOMPLETE UNLESS USED IN CONJUNCTION WITH THE ARCHITECT'S INTERPRETATIONS, DECISIONS, OBSERVATIONS AND ADMINISTRATION. USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S CONSENT IS IN VIOLATION OF COMMON LAW, COPYRIGHTS, STATUTORY AND OTHER RESERVED RIGHTS. REFER TO ACT 17 U.S.C. PAR. 511 (1991) WHICH PREEMPTS STATE AND LOCAL PUBLIC RECORD ACTS. REFER TO ACT 17 U.S.C. PAR. 301 (1991).



NORTH ELEVATION
SCALE: 1/8"=1'-0"

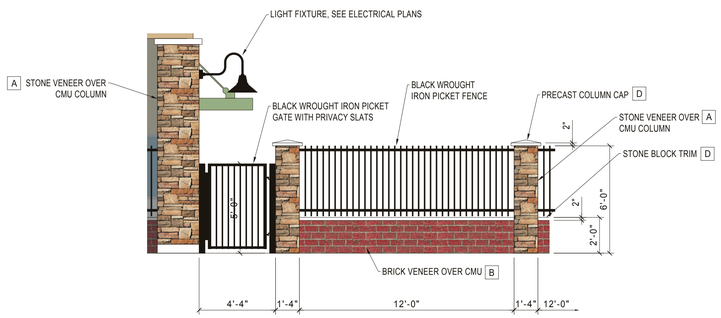


SOUTH ELEVATION
SCALE: 1/8"=1'-0"

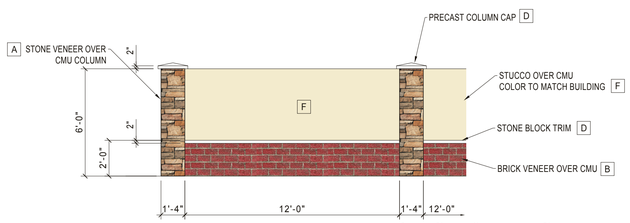


WEST ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"



WROUGHT IRON FENCE DETAIL - TYP
SCALE: 1/4"=1'-0"



CMU/STUCCO WALL DETAIL - TYP
SCALE: 1/4"=1'-0"

NOTES

1. EXTERIOR WALL, MTL STUDS WITH FIBERGLASS BATT INSULATION, STUCCO EXTERIOR WITH BRICK VENEER WAINSCOT, FINISHES AND COLOR TO MATCH SHOPPING CENTER, GYP BD INTERIOR.
2. STOREFRONT SYSTEM, CLEAR ANNODIZED FRAME, TINTED DUAL PANE GLAZING.
3. ENTRY DOOR TO MATCH STOREFRONT.
4. STEEL FRAME OVERHANG WITH STEEL ROD BRACING.
5. ALUMINUM WINDOWS, CLEAR ANNODIZED FRAME, TINTED DUAL PANE GLAZING.
6. INSULATED STEEL DOOR WITH VISION PANEL, PAINTED FRAME AND DOOR.
7. MTL STUD FRAME STUCCO POP-OUT WITH BRICK VENEER WAINSCOT, FINISHES AND COLOR TO MATCH SHOPPING CENTER.
8. MTL STUD COLUMN SURROUND WITH STONE VENEER TO MATCH SHOPPING CENTER.
9. CMU COLUMN WITH STONE VENEER TO MATCH SHOPPING CENTER.
10. ELECTRICAL SERVICE ENTRANCE CABINET.
11. DRINKING FOUNTAIN.
12. STUCCO CORNICE.
13. STONE BLOCK TRIM.
14. BUILDING ADDRESS NUMBERS, BLACK PAN LETTERS, 18" TALL, MIN 3" STROKE.
15. PROPOSED SIGN LOCATION, UNDER SEPARATE PERMIT.
16. LIGHT FIXTURE, FULL CUT-OFF, BLACK, SEE ELECTRICAL PLANS.
17. ROOF-TOP MOUNTED EQUIPMENT, FULLY SCREENED BY BUILDING PARAPETS.
18. BLACK WROUGHT IRON FENCE WITH CMU AND BRICK VENEER BASE.
19. EXTERIOR WALL, CMU, STUCCO EXTERIOR WITH BRICK VENEER WAINSCOT, FINISHES AND COLOR TO MATCH SHOPPING CENTER.

COLOR LEGEND

- A CULTURESTONE COUNTRY LEDGESTONE "MOJAVE"
- B BARRON DESIGNS FAUX BRICK "BORDEAUX"
- C DUNN EDWARDS DE5118 "BBQ"
- D DUNN EDWARDS DEW380 "WHITE"
- E DUNN EDWARDS DE5495 "GRAPE LEAVES"
- F DUNN EDWARDS DE5323 "QUIET SPLENDOR"
- G DUNN EDWARDS DEC714 "FRIAR TUCK"

KIDS BLVD CHILDCARE

Coldwater Springs Promenade

Avondale, AZ

Building Elevations

SHEET NUMBER **A-2**

Archi-CAD
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2101 E Broadway Rd, Suite 36, Tempe, AZ 85282
Office (480) 962-3823 • archicad@earthlink.net

PROJECT	2128
DATE	7/18/22
REVISION	

REGISTERED ARCHITECT CERTIFICATE NO. 23481 KENNETH R. ELLER Date Signed 9/2/22 ARIZONA, U.S.A.
Expires: 9/30/23

Kids BLVD Childcare Center
Lot 4, Coldwater Springs Promenade
CASE PL-22-0226 CUP

NEIGHBORHOOD MEETING (Scheduled Date/Time: Tuesday Oct 4, 2022 at 6:00 pm)
NARRATIVE REPORT

Public Notification

Newspaper ad was published in the Southwest Valley Arizona Republic on Wednesday Sep 14, 2022. Sign was erected on site on Friday Sep 9, 2022. Mailed notice was mailed to all property owners within 1000 feet of the subject property on Sep 15, 2022. Properties with same ownership and same mailing address were grouped and only one notice was mailed out to them. They are highlighted in the submitted spreadsheet. One parcel did not have a property address or mailing address, therefore no mailed notice could be sent for that parcel. One mailed out notice was sent to an international mailing address.

Neighborhood Meeting

The neighborhood meeting was conducted virtually via Zoom. The instructions to join were distributed via mailed notice, newspaper ad and also posted on the physical sign at the proposed development site. Zoom meeting was opened to public at 5:50pm on Tuesday Oct 4, 2022. Participants started to join. At 6:00 pm the presenter waited for a few more minutes to let more participants to join. There were a total of 5 participants including the Presenter, Architect and the City Planner. The attendance was captured in the chat window by letting everyone type in their first and last names.

Presentation

At 6:05 pm the meeting was commenced. The presenter shared the screen with PowerPoint presentation and went over each slide meticulously. There were a total of 11 slides covering the following topics:

1. Greetings (opening slide)
2. Goal of the meeting
3. Pictorial representation of Lot 4 among Coldwater Springs Promenade
4. Introductions to the development team
5. Background of the Applicant
6. Childcare statistics in the neighborhood
7. Pictorial representation of childcare centers in the neighborhood and proposed location of Kids BLVD childcare center
8. Specifics of Kids BLVD childcare center
9. Site Plan including landscape plan of Kids BLVD childcare center
10. Elevations including playground fence details of Kids BLVD childcare center
11. Questions/Comments

The Architect provided additional input to the slides 9 and 10. The recording of this meeting has been submitted as well.

Questions/Comments/Concerns

At the end of the presentation, the meeting was opened to the participants for questions, comments or concerns that they may have. No questions, comments or concerns were brought up. At 6:25 pm the meeting was concluded with the consent of the City Planner.