



## Legislation Text

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File #: 19-SP-04, Version: 2

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**Conduct a public hearing and consider the request for a Detailed Site Plan for a retail service use (child care facility) on a 1.702-acre tract located at 1400 Valley View Lane; and take appropriate action.**

**BACKGROUND:**

The applicant, Byron Wells, is requesting approval of a Detailed Site Plan for a one-story child care facility on the property located at 1400 Valley View Lane. The subject site is approximately 1.702 acres and is located in Planned Development District No. 99 (PD-99), which allows for the proposed use. The request also includes four Special Exceptions to the development standards in PD-99.

**RECOMMENDATION:**

Staff recommends approval of the proposed Detailed Site Plan including the requested Special Exceptions.

**ACTIONS:**

1. Motion to recommend approval of the Detailed Site Plan and Special Exceptions.
2. Motion to recommend approval of the Detailed Site Plan and Special Exceptions with the following modifications...
3. Motion to recommend denial of the Detailed Site Plan and Special Exceptions.
4. Motion to continue discussion at the next meeting.

**ATTACHMENTS:**

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Landscape Plan
6. Colored Landscape Plan (Informational purposes only)
7. Building Elevations
8. Building Renderings (Informational purposes only)
9. Floor Plan (Informational purposes only)
10. Notification Map
11. Summary of Mailed Notices
12. Site Photographs