

THE LEARNING EXPERIENCE DAYCARE CENTER

Site Development Plan

TOWN COUNCIL
NOVEMBER 17, 2020





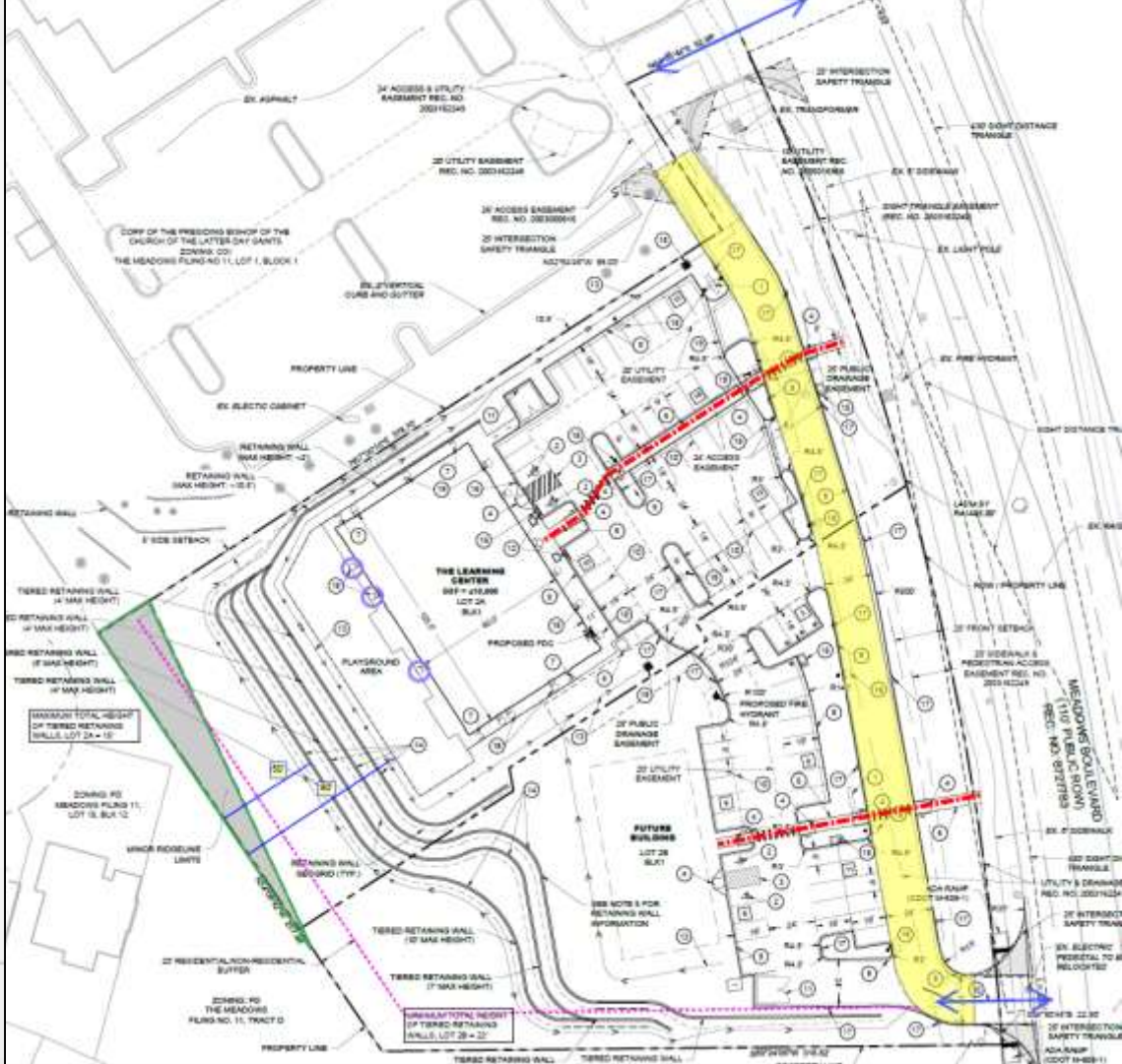
PERMITTED AND NEARBY USES

- Permitted uses include office and commercial
- Surrounding uses include single family residential, church and active park



PLAN

- Minor Ridgeline



PROPOSED DAYCARE

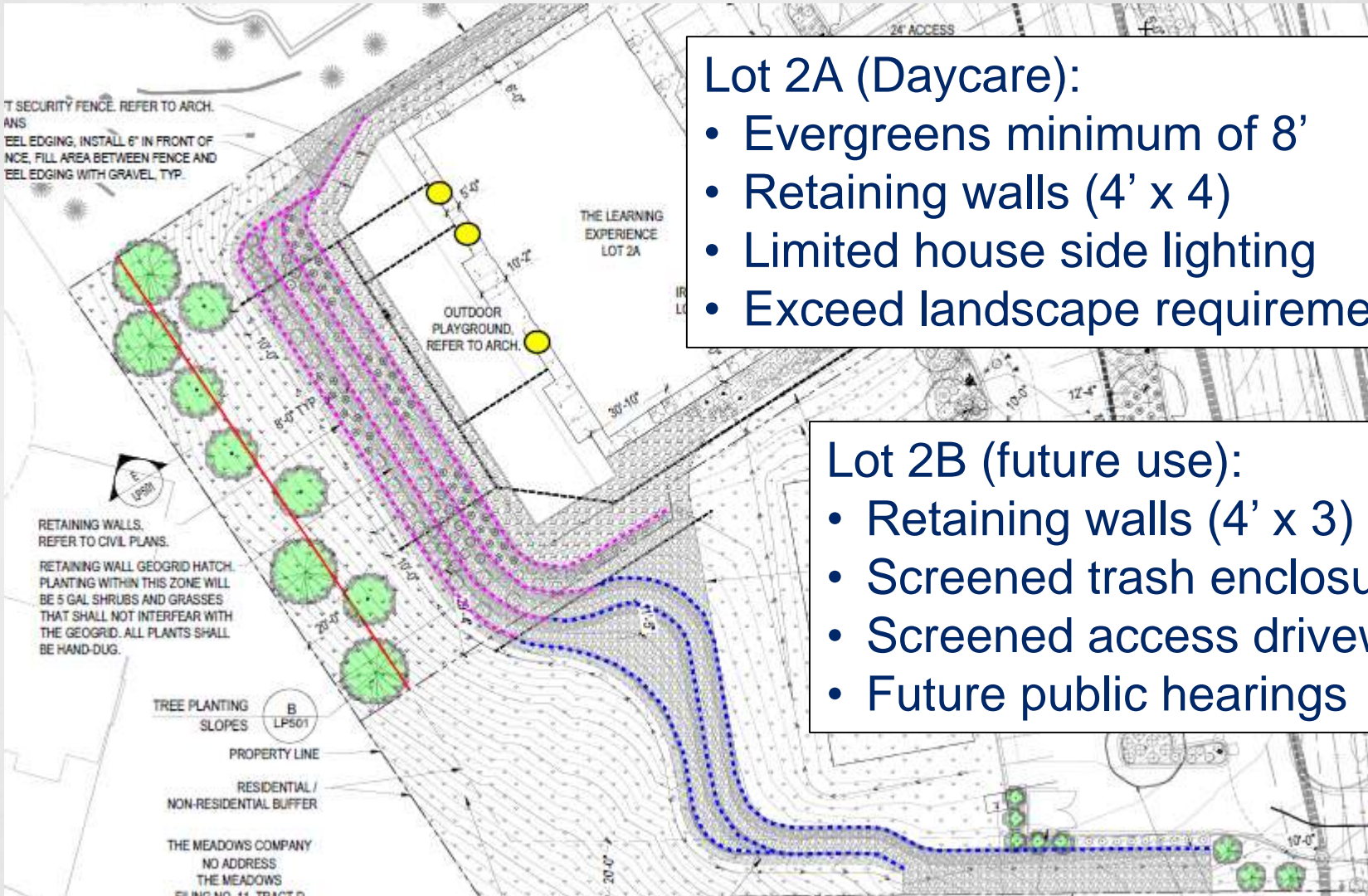
- Daycare for approximately 165 children, newborn to 5 years old
- Single story, low profile building
- 25 foot building height, below 60 ft maximum
- 10,000 sqft building with 5,000 sqft outdoor play area



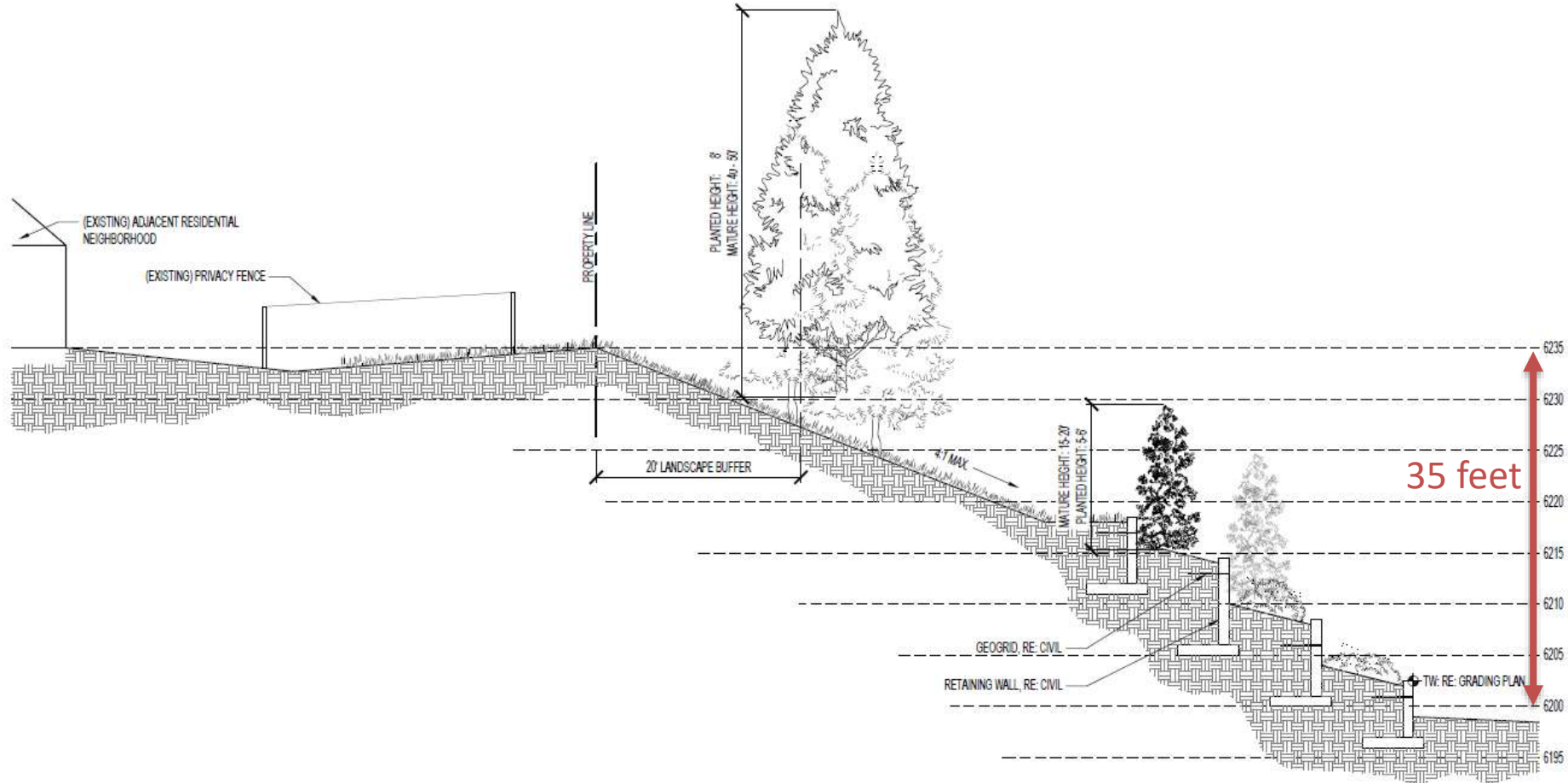
- Evergreens minimum of 8'
- Retaining walls (4' x 4)
- Limited house side lighting
- Exceed landscape requirements

- Lot 2B (future use):
- Retaining walls (4' x 3)
 - Screened trash enclosure
 - Screened access driveway
 - Future public hearings

THE MEADOWS COMPANY
NO ADDRESS
THE MEADOWS
FILING NO. 11, TRACT D



CROSS SECTION OF BUFFER



SDP REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Meets the requirements of the Meadows PD Zoning
- Complies with CRMC 17.38 Site Development Plan criteria
- Complies with CRMC 17.50 Residential/ Nonresidential Regulations

RECOMMENDATION

- Planning Commission recommended approval to Town Council by a vote of 6-0 on October 22, 2020.

PROPOSED MOTION

*“I move to approve the Site Development Plan Resolution,
as introduced by title.”*



QUESTIONS & DISCUSSION

