

To	Planning Commission
Hearing Date	June 18, 2020
Case Number	ARC 20-490 THE LEARNING CENTER
Request	Appearance Review
Location	12606 S Memorial Dr.
Applicant	Jim Beach

Staff Report

Preparer | Marcaé Hilton

Attachments

- TLE Elevations
- TLE Site Plan and Other Documents

Preparer

Wallace Engineering
Wallace Engineering

Background Information

STAFF COMMENTARY

ARC 20-490 | The Learning Center | This site is not located within a special district requiring ARC review and approval. However, PUD 16 as approved requires Appearance Review Committee evaluation. Staff contacted the ARC for official review via email but did not schedule a formal meeting.

This parcel is part of PUD 16 which was approved in mid-2000 along with a rezoning request (JZ-345). The undeveloped site is east of Elm Street/Casey's and south of 121st E. Avenue. The Learning Center site plan as seen was recommended for approval by Planning Commission and was heard at City Council on June 16, 2020. After the PC hearing it was brought to staff attention the PUD requires ARC approval. There is still developable land along 121st between Casey's and the proposed Learning Center.

All the documents as presented were included in the staff report presented to and reviewed by Planning Commission during the PUD amendment hearing. The Learning Center project includes: a major amendment to add/allow Use Unit 5 (childcare facility), a request for lot split, and Appearance Review.

PLANNING DATA

Comments No concerns were submitted to staff from the Planning Commission or staff regarding the elevations, materials, landscaping or signage at the hearing on June 04, 2020. City Council has not heard the item at the time of this report.
ARC | No objections were submitted to the office of the City Planner regarding the elevation drawings, landscaping, signage or screening.

Public Comment None | no notice is given to public for ARC cases

Staff Evaluation & Recommendation

EVALUATION Staff believes the design and materials shown in for the proposed childcare facility meets the standards set and approved in the PUD.

RECOMMENDATION

Staff recommends approval of elevation drawings, site plan, signage, landscaping and materials per any staff, ARC, Planning Commission, and City Council comments