



**18-0002SUP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Day Care Facility (Village Park Square Day Care), Located on the Northwest Corner of Collin McKinney Parkway and Village Park Drive, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 15, 2018

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning  
Danielle Quintanilla, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the specific use permit.

**APPLICATION SUBMITTAL DATE:** January 18, 2018 (Original Application)  
February 15, 2018 (Revised Submittal)  
March 22, 2018 (Revised Submittal)  
April 4, 2018 (Revised Submittal)  
April 10, 2018 (Revised Submittal)  
April 17, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a specific use permit (SUP) to allow for a day care facility (Village Park Square Day Care) on the subject property. The proposed day care facility is approximately 10,080 square feet, located on the northwest corner of Collin McKinney Parkway and Village Park Drive.

The governing zoning district ("C1" - Neighborhood Commercial District) requires that a specific use permit be granted in order for a day care facility to be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
South	"PD" - Planned Development District Ordinance No. 2015-10-088 (Single Family Residential Uses), "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	The Vineyards Phase 2 Subdivision
East	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
West	"C1" - Neighborhood Commercial District	Undeveloped Land

**SPECIFIC USE PERMITS:** When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and is of the professional opinion that the site is appropriate for the proposed day care facility and should remain compatible with existing and future surrounding land uses.

**IMPACT ON EXISTING DEVELOPMENT:** The properties located to the north and east of the subject property are existing single family subdivisions. The property to the west is zoned for similar commercial uses, but undeveloped; while the property to the south is currently under construction for a single family subdivision (The Vineyards Phase 2).

Given that a day care facility is primarily a daytime use and is proposed to be situated and serve nearby residential subdivisions, Staff is of the professional opinion that the proposed day care facility is a compatible and complementary use to the existing and future adjacent land uses. As such, Staff recommends approval of the proposed specific use permit.

**SITE LAYOUT:** The attached exhibit provides a general layout of the existing building that will be used for the proposed day care facility as well as the associated parking and internal site circulation. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance.

**CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP):** The Future Land Use Plan (FLUP) designates this area for residential uses. A day care facility is an allowed use within a commercial district, with approval of an SUP, and should be compatible with the surrounding land uses, including those called for on the Future Land Use Plan.

**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

Village Park Drive, 60' Right-of-Way, Collector

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this specific use permit request.

**BOARD OR COMMISSION RECOMMENDATION:** On April 24, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

**SUPPORTING MATERIALS:**

[DRAFT PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)