

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten

GENERAL PROJECT INFORMATION

SITE ZONING: (O-2) Office District with SUP 485

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(O-2) Office District with SUP 401 Temporary Accessory Buildings and SUP 464 for Child Daycare Facility	Place of Worship/Child Daycare Facility
SOUTH	(MF-18) Multi-Family Residential District	Apartments
EAST	(SF-6.5/12) Single-Family Residential District	Single-Family Homes
WEST	(SF-7/16) Single-Family Residential District	Single-Family Homes

REQUEST: Approve an amended Special Use Permit (SUP) to allow a child day care facility to be added for Sarang Mission Church

PROPOSED USE: Child Day Care Facility

ACRES/LOTS: 3.09 Acres

LOCATION: 3918 Old Denton Road

HISTORY: Sarang Mission Church was constructed in 2003.

The property was replatted in 2007 to create Lot 2R, Block A, Aldergate United Methodist Church Addition (the subject property)

SUP 485 was approved in 2022 for a Private Elementary and Secondary School

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Old Denton Road is designated as an Arterial 8-Lane Divided.

OWNER: Dallas Agape Mission Church

REPRESENTED BY: David Lim

STAFF ANALYSIS

PROPOSAL

Request an amendment to Special Use Permit (SUP-485) to add the use “Child Day Care Facility” with a maximum enrollment of thirty (30) students. The business would provide both day care and after-school care.

ZONING ORDINANCE

Article 5 of the Comprehensive Zoning Ordinance (CZO) requires the approval of a SUP for a Child Day Care in the (O-2) Office District.

A new Traffic Impact Analysis (TIA) was not required as the maximum enrollment for the day care does not exceed 80 students.

ELEMENTS TO CONSIDER

- The hours of operation for the proposed child day care are Monday through Friday, 8:00 AM – 5:00 PM
 - Child Day Care Student Drop-Off Time: 8:50 AM – 9:15 PM
 - Child Day Care Pick-Up Time: 2:30 PM – 3:05 PM
 - Child Day Care After School Student Pick-Up Time: 2:50 PM – 4:30 PM
- The hours of operation for the private school are Monday through Friday, 8:00 AM – 3:00 PM
 - Private School Drop-Off Time: 7:45 am – 8:00 AM
 - Private School Pick-Up Time: 3:00 PM – 3:15 PM
- There is adequate parking on site.
- Traffic queueing on site is adequate for both the existing school and proposed daycare.
- One public comment has been received in support of this request.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

CONCLUSION

Staff believes the request for a child day care service is reasonable for consideration with stipulations.