November 12, 2014

City of Richland Hills

Planning & Zoning Commission and City Council

Request for an SUP to allow a Licensed Child Care Center at 3921 Oxley Drive

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Overview

The applicant has requested a Special Use Permit (SUP) to allow a Licensed Child Care Center in the Professional Office district. The Zoning Ordinance defines a Licensed Child Care Center as follows:

> *Per the definition of the Department of Family and Protective Services (DFPS) or as amended by the DFPS, an operation providing care for seven or more children younger than 14 years old for less than 24 hours per day at a location other than the permit holder's home.*

This use requires a parking ratio of 1 space per 8 pupils plus 1 space per employee. The applicant has not provided a number of pupils or employees at this time, however the only parking appears to be in the driveway.

Recommendation

We recommend denial of the SUP request. The proposed site plan provides two (2) parking spaces, which likely does not meet the parking requirement. The applicant should provide the total number of pupils and employees, along with a site plan drawn to scale that provides the required amount of parking. An alternative is for the applicant to evaluate the possibility of off-site parking or mixed use shared parking (See (B)(1) and (B)(2) of the Parking Ordinance). If there is an excess number of parking spaces in a neighboring use, the City may approve parking to be located elsewhere.

Note that for SUPs, the Planning & Zoning Commission and City Council are authorized to impose conditions beyond what is required by the zoning district. Although we recommend denial, if the Commission/Council approves this request, we recommend that additional conditions for masonry fencing and landscaping be imposed.

Please contact me if you have any questions.

Thank you,

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