

Project Description

The proposed project is the construction of a 10,000 SF "The Learning Experience" child daycare facility suitable for infants and children ages 6 months to 6 years. The proposed project will also construct a 5,000 SF fenced-in "Play Area" on the western portion the site adjacent to the building. The Learning Experience hours of operation are typically 6:30 AM to 6:30 PM, with employees totaling between 18-26 (depending on enrollment), with 30% of the employees being time. The peak hours for traffic volume will occur during drop-off (7 AM – 9 AM), and pick-up (4 PM – 6 PM). Other than the peak hours, traffic should be minimal and have no adverse effects on the neighboring developments.

Narrative Statement

The Learning Experience is a proposed Day Care Center located within the Heritage Center Planned Development District. The proposed development would re-develop approximately xx acres of the remaining 3.5 Acre parcel within this development. The implementation of this use should not cause any adverse effects on the neighboring development or community. The site is tucked away in the Northeast corner of the Heritage Center development, which allows it to be secluded from the main roadways and the main areas of the development. An access drive has been proposed to the site from Heritage Center Drive which will provide access in and out of the site. There is no "thru" traffic so this drive will only be used for access to The Learning Experience and access to the future development to the West (whenever that area is re-developed). The hours of operation for The Learning Experience is 6:30 AM to 6:30 PM. The peak hours of pick-up and drop-off will occur during 7 AM – 9 AM for drop-off, and 4 PM – 6 PM for pick-up. There may be an uptick in traffic during these times, however based on the number of students typically enrolled the uptick is not of concern to the overall development or community. The only noise that may be produced from this development is when the students are outside in the "Play Area", which may come at different times throughout the mid-morning through mid-afternoon. The "Play Area" is located on the western side of the site and is thus blocked by the building on the east. "Play Area" is also setback from the northern property line (Montrose Avenue) and the southern property line by 86 ft and 80 ft respectively. Therefore, the noise should be negligible to all sides of the development except the potential future development to the west, which is currently geared more towards commercial/retail uses (current commercial development is a gym, restaurant, brewery etc.). The Learning Experience will produce no additional glare, odor, fumes, or vibrations to the neighboring development or community above what already is existing, upon development. Stormwater management for this project is still being analyzed, with Armstrong Development under the impression the Heritage Center Development has provided some sort of Stormwater Management for the proposed site. The proposed site will abide by the stormwater management requirements set forth for the development (if provided) or will design a stormwater management system to Summit County's standards and requirements. Overall, this use would be a great addition to this area and be perfectly placed within the Heritage Center Development. The development is close in proximity to Interstate 77 and Medina Road, nearby plenty of residential subdivisions, as well as plenty of office buildings, making it the perfect location for patrons near and far.

Conditional Permit Use Requested Statement

Yes. Per the Zoning Map, the proposed location for this project is located within the Planned Development District (PDD) along Heritage Center Dr. This location is a PDD for Business/Office/Personal Service/Retail/Community Services. In reviewing the zoning code (Section 4.01.D) pertaining to these different types of uses, the General Retail Commercial District (C-GR), requires a Conditional Use Permit for Day Care Centers and School / Education Facilities. The Learning Experience is a Day Care and Early Childhood Development Center; therefore, a Conditional Use is required.

Please See attached CSV file from Summit County Website