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RE: Justification Letter - APN 140-32-101-005

The applicant, American Child Care Properties LLC, is requesting a Variance to reduce the required rear setback from 20 feet to 11 feet adjacent to an R-3 zoned apartment complex. The Variance is in conjunction with a Site Development Plan Review (SDR-19116) to develop a 15,119 square foot child care center in a C-1 zoning district on a 1.45 acre parcel at the Southwest corner of Bonanza Road and Page Street.

The need for a Variance is created by taking the access to the site from Page Street rather than Bonanza Road. There is no access to Bonanza Road thus making Page Street the legal front of the property. According to Public Works, Page Street is preferable for access to the site from a traffic standpoint. A 125 foot front setback is proposed from Page Street to the front of the building. The adjacent property to the West is zoned R-3 and is developed as an apartment complex. However, the reduced setback is adjacent to the landscaped driveway entrance area of the complex and not adjacent to any buildings. Additional landscaping can also be added along the West property line in excess of code requirements to provide for an additional buffer along the adjacent landscaped driveway. A setback of 78 feet is proposed to the South property line where the closest row of apartment buildings exist.

The proposed child care center is a needed asset in this community. It will serve a public purpose allowing for a professional child care facility to serve the residential uses in this area. The site has sufficient public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service to existing developments.

SINCERELY

John Vornsand, AICP

VAR-19297
02/22/07 PC