



## MEMORANDUM

**To:** Mayor and City Council

**From:** Marcie Diamond, Assistant Director of Planning  
**Thru:** Gary L. Sieb, Director of Planning

**Date:** August 13, 2013

**Reference:** PD-199R8-HC, Vista Point II, Lot 6R, Block A - Children's Learning Adventure, to attach a Detail Site Plan on 2.6 acres to allow the development of a Day Care Center to be located at 811 N. MacArthur Boulevard

**2030:** **Business Prosperity, Sense of Community**

---

### Introduction:

The applicant, *Children's Learning Adventure*, desires to build a 25,737-square-foot day-care facility. This facility is proposed to have an enrollment capacity of 470 students and will offer preschool as well as before and after school programs. The hours of operation are from 6:00 a.m. to 6:30 p.m., weekdays.

### Analysis:

On May 16, 2013, the Planning & Zoning Commission recommended approval of this request subject to the various conditions, including addressing various traffic issues. Subsequent to the May 16th meeting, the applicant provided additional information on the internal and external circulation patterns for this proposed facility. Council's consideration of this request was postponed until the traffic issues were addressed. One of the recommendations of the Traffic Management Plan was that additional parking be provided for this facility. Given the impact that this had on the Site Plan, this request was been sent back to the Planning & Zoning Commission for additional consideration.

On July 18, 2013, the Planning & Zoning Commission recommended approval of PD-199R8-HC, Vista Point II, Lot 6R, Block A, Children's Learning Adventure subject to the following conditions:

1. There may be additional comments upon detail engineering review.
2. Tree removal permit shall be required prior to the removal of any trees.
3. Prior to issuance of Building Permit the owner/applicant shall place sufficient funds in escrow for one-fourth the cost of the proposed traffic signal to be located at MacArthur Blvd and Lake Vista Drive. The issuance of a Certificate of Occupancy may be issued prior to the installation of the traffic signal.
4. The Children's Learning Adventure buses shall utilize SH 121 instead of cutting thru the Vistas of Coppell neighborhood to access Denton Creek Elementary and Middle School North

**Legal Review:**

This item did not require City Attorney review

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval of this PD request.

**Attachments:**

Postponement request by the Applicant

Staff Report with Traffic Management Plan, Site Plan, Landscape Plan, Tree Survey, Elevations and Sign Plan