



GLPC AGENDA ITEM # 4  
JULY 31, 2023

**Planned Development approval by Jonathan Irvin**  
**File #: VA-2023-12**

Jonathan Irvin is requesting to amend a previously approved “Planned Development” which was approved by City Council on June 10, 2021 (file # VA-2021-10). The approved development is for a mixed-use Child Daycare & School facility in O-P and R-6 zoning, and it is located at 512 North Barack Obama Blvd. This Planned Development was approved with seven (7) conditions of approval and the facility is currently operating (see attached approval Certificate and approved site plan from VA-2021-10). The applicant is now proposing to expand this facility by adding the adjacent lot at the SE corner of the site – which contains an existing single-family residence. The applicant is proposing to demolish the residence and replace it with a new building (about 1,860-sf) that will function as a “support building” to the overall operation by providing a small kitchen and dining area for the facility. The building’s architecture will maintain the residential appearance and character of the previous building. The interior portion of this corner lot addition will also include a small parking lot with one-way entrance from East Adair Street, to be used by employees and the facility’s fleet of daycare vans. The applicant is also proposing to add the western half of the vacated right-of-way of Myon Street, which was recently acquired in order to better serve a 2-way traffic flow at their entrance from East Adair Street. The proposed total expansion of the property is approximately 0.30 acres.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The existing O-P zoning is a grandfathered-in non-compliant zoning classification in this Character Area, and the R-6 zoning area is compliant.

All of the neighborhood characteristics, policies and planning considerations from the previous Planned Development approval 2 years ago, still remain valid and applicable today. The only proposed substantive changes to the Planned Development are the addition of two small land areas totaling 0.30 acres (zoned R-6), the replacement of a 1,467-sf old house with a new 1,860-sf residential style building, and the installation of a small parking lot with a dozen parking spaces. These changes do not really add much capacity to the overall facility, but they do relieve some of the existing site congestion as well as enhance the site’s overall design. This new Planned Development should therefore be approved with mostly the same conditions as before.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) This approval shall replace and supersede the applicant’s previous approval under file # VA-2021-11. Approval shall be granted in the name of the applicant only for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the “Daycare” facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.
- (2) All existing tax parcels included in this Planned Development approval shall be combined into one parcel.
- (3) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.
- (4) The entire perimeter of the site where it abuts private property, shall include a minimum 6’ tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10’ wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.
- (5) All site lighting shall be directed downward and away from adjacent residential areas.