



GLPC AGENDA ITEM # 7

APRIL 27, 2026

Planned Development Amendment request by Jonathan Irvin File #: VA-2026-03

Jonathan Irvin is requesting to amend a previously approved "Planned Development" which was approved by City Council on August 10, 2023 (file # VA-2023-12). The approved development is for a mixed-use Child Daycare & School facility in O-P and R-6 zoning, and it is located at 510 & 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-2023-12).

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.

The applicant is requesting a minor amendment to condition #1 of the previously-approved planned development to remove the restriction that approval shall be granted in the name of the applicant only. This would allow the currently approved mixed-use Child Daycare and School facility to be sold or transferred into the name of a subsequent operator or owner. The requested change to condition #1 is shown in strikeout format below:

- (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.

All of the neighborhood characteristics, policies and planning considerations from the previous Planned Development approval 3 years ago, still remain valid and applicable today. Since the time of the previous approval, the facility has been fully developed according to the approved plans. The applicant has generated a good track record in operating this mixed-use facility without any noted complaints relating to its compatibility with the surrounding neighborhood. Therefore, the added safeguard in attaching the proposed use to a particular applicant, no longer seems necessary as long as the other applicable conditions of approval remain in tact. In reviewing this particular amendment request, staff finds the proposed amendment to be consistent with the overall intent of the original Planned Development approval, subject to its specified conditions of approval. However, because the facility is now fully developed and operating, some of the previous conditions of approval are either fully complete or otherwise no longer relevant, and can also be deleted or amended as part of this new Planned Development request.

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-2023-12. Approval shall be granted 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) Buildings shall maintain their generally residential 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.
- (3) 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