

Site Plan Review and DRB – Project Narrative

Brightpath Daycare

Signal Butte Road and Guadalupe Road

Submitted By:

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Introduction

Brightpath Daycare Guadalupe is being submitted by Terrascope Consulting on behalf of Buttry & Brown Development, LLC. The submission contains a narrative and supporting exhibits for the proposed development located to the northeast of the intersection of Signal Butte Road and Guadalupe Road. The site is located in Mesa under the APN 304-02-991. A vicinity map can be seen in Figure 1 below.

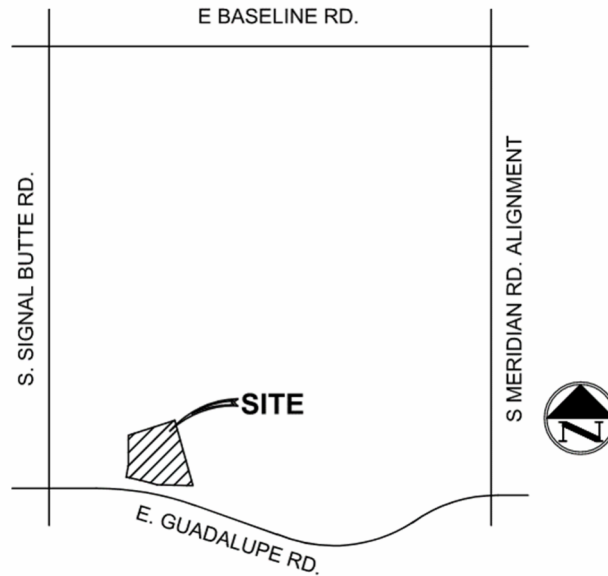


Figure 1: Vicinity Map

Request

This request is to file for review a site plan and design review application for the development of a 1.63 acre commercial parcel in Mesa. The property is currently zoned as Limited Commercial (LC) and this zoning will be maintained.

Project Description

Brightpath Children's Day Care center ("Brightpath"). Brightpath is a children's daycare company with over 140 childcare centers across Canada and the United States. In the United States, Brightpath centers are located in New York, Massachusetts, Connecticut, Delaware, Ohio, Kentucky, and Arizona. Brightpath's mission is to provide high quality childcare and a personal experiential learning environment for every child.

The proposed use of this commercial parcel is to construct and operate a children's daycare facility with children from age 3-months to school age. The daycare is planned to have approximately 27 employees at peak times and will be licensed for up to 240 children. There will be one 13,500 square foot building that is on the parcel with additional parking, drives, landscape, and signage. The daycare building will sit on the east side of the parcel with the play area to the north, east, and south of the building. There is currently a drive and parking on the west side of the site including 28 parking spaces that will be utilized along with the proposed parking to provide a total of 37 spaces, 2 of which will be ADA compliant. Two trash enclosures will be provided on the north side of the proposed building. The developer will seek to provide one ground sign. Screen walls are proposed along the south end of the parking drive aisle shielding Guadalupe Road. Based on discussions with reviewer screen walls are not needed along the north and west drive aisles. A 6' black ornamental metal fence will create a boundary around the playground area and run along a portion of the east boundary. 4' black ornamental fencing and gates will be used in the interior of the playground area to separate play areas.

Relationship to Surrounding Properties

The property to the west and north is developed as retail as part of the Mesa Centerpointe Plaza with adjacent parking. To the east is a Public Storage outdoor storage facility, and to the south a single family subdivision.

Accessibility

The project will utilize as much of the existing parking and drive aisle. A new point of access is proposed on the north side of the site that will access the existing shared access drives. There will not be any access drive directly onto Guadalupe Drive.

Development Schedule

The entire project on this parcel is proposed to be completed in one phase.

Public Utilities and Services

The City of Mesa will provide all necessary public utilities, such as refuse, sewer, water, police, and fire services for the development.