

August 28th, 2017

**City of Mesa – Planning Division**

55 North Center Street

Mesa, Arizona 85201

480.644.2385

**RE:    The Learning Experience Daycare Center**

**APN: 310-02-256D**

**Pre-Submittal Number: #PSR17-00057**

On behalf of **CAI INVESTMENTS**, we are very excited to submit this Project Narrative and Site Plan & Design Review request for The Learning Experience Daycare proposed at **430 Guadalupe Road, Mesa, Arizona**.

The existing site is Zoned LC: Limited Commercial, with a Daycare Facility as a permitted use. The proposed project and new site shall encompass approximately 64,014 Square Feet (1.47 Acres) located on the north side of West Guadalupe Road. Site access shall be directly from West Guadalupe Rd. The site is surrounded by Single Family Residential to the West and North and AZ Lucky Star auto repair shop to the East.

The development shall include a new 10,000 square foot (76'-0" x 133'-4" footprint), single story building located on the middle / north part of the site with the proposed main entrance facing to the south. A 7,964 square foot Playground Area is proposed to the north of the building and is to be enclosed within a 6'-0" high solid decorative PVC fence. The site shall include 40 onsite parking spaces and internal circulation driveways. Water and sewer service lines have been stubbed into the development from Guadalupe Rd. and shall be extended to the proposed building location. A retention basin is proposed onsite along east end of the site as part of the drainage system for this specific site. All building drainage shall be underground & outfall into the retention pond.

The proposed development currently meets all the required building setbacks and landscape buffers, including the more stringent requirements along the west and north property lines adjacent to the existing single-family residences. All the required parking for the facility shall be located onsite and shall meet the City parking codes. All site lighting shall be downcast and with a maximum 14'-0" height per the City lighting standards.

The proposed Early Childhood Facility shall accommodate up to 211 children ranging from ages 6-months to 6-years old. The facility shall operate between the hours of 6:30am to 6:30pm, Monday through Friday. The traffic impact will be minimal to the local streets, with peak hours early in the morning and after work as parents head to and leave from work respectively. The facility is designed to provide a security checkin system, so no drop off area is required as parents must park and log in their children.

THE LEARNING EXPERIENCE DAYCARE CENTER

MESA, ARIZONA

Please do not hesitate to contact us if you need any further information. We much appreciate your assistance and we very much look forward to working with the City of Mesa as we move forward on the project.

Respectfully submitted,



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