

La Semilla Christian Learning Center
Revision of Project Description for Board of Adjustment
Special Use Permit - Daycare functioning within a Place of Worship
Council District 3 – Council Member Heredia
(All fees have been paid)

General Plan: La Semilla Christian Learning Center is a Christian-based organization focusing on child care for ages 1-5. Located at 3050 S Country Club Dr., Suite 23 & 24., the daycare will function within Upon this Rock Christian Church. The site is located within a neighborhood character area designation of the Mesa 2040 General Plan, with a Suburban sub-type. As referenced in Chapter 7 of the General Plan, the primary focus of the Neighborhoods character type is to provide safe places for people to feel secure and enjoy their surrounding communities.

Zoning: The site of the daycare is currently zoned “General Commercial – GC. Per Table 11-6-2 of the MZO, Places of Worship are in a land use permitted use in the GC zoning district. Also, per section 11-31-22 of the MZO, athletic facilities and daycare centers in conjunction with Places of Worship require approval of a Special Use Permit.” We intend to acquire a special use permit to allow for the daycare to run in conjunction with a place of worship.

Project Narrative

Special Use Permit: for the Special Use Permit, issued by the Board of Adjustment

A. we propose that this project will advance the goals, objectives and are consistent with the policies of the General Plan and any other applicable City plan or policy.

I. By providing affordable, safe and secure childcare to low-income families in the community.

B. We believe our location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district, where it is located, and follow the General Plan with any other applicable City plan or policy.

I. The location is on a busy street, Country Club Drive, that is a central and easily accessible area to those in the community. We are within a few miles east and south of the 101 and 60 freeway. With a mixture of commercial and residential properties surrounding the plaza we believe the location is ideal.

II. The size of the suites are more than adequate. There are three general classrooms averaging 238 sq ft, a playroom measuring 357 sq ft, with the ability to convert the sanctuary (1732 sq ft) into a play area once more children are in attendance (see Operation Plan for more details.)

III. The design of the space does not need to change in any way, as confirmed by the architects, however, there will likely be some architectural changes to the building, regarding emergency doors being added to all three exterior classrooms, but more confirmation is needed by the City of Mesa and Management before moving forward.

IV. Please see Operation Plan for more detail on our operating characteristics

C. This proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

I. This project will not be dangerous or detrimental to surrounding properties. As a daycare, I don't believe we can function in a manner unwelcomed by neighboring businesses or residents.

D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

I. Our services as a daycare are offered to the public, once a family is registered the facilities and infrastructure will serve the children and parents that align with city and state regulations.

Operation Plan

Days of Operation are Monday thru Friday from 7:00am to 5:30pm. Including myself, there are four staff members. Two of the daycare workers are part-time, and the other two are full-time. The daycare will accept ages 1-5 into the program. Currently we have one class, but will begin to breakout the classrooms by age once we exceed 5 children. The indoor play area is currently 357 sq ft, but will be moved to the sanctuary space once we have more than 7 children in attendance. The sanctuary is 1732 sq ft which can accommodate a maximum of 34 children. The maximum number of children we will hold in this facility is 30. For the drop-off of a child the parents ring the doorbell, we unlock the door, and use the Procure Connect application for check-in. Once the parent exits, we lock the door behind them. For pick-up of the child the parents ring the doorbell and are walked to the classroom to pick-up their child. The daycare or parent have the ability to sign-out the child via the Procure application. Also, we only allow parents and pre-approved friends and family to pick-up their child, no exceptions. Spaces in the parking lot are not limited, with easy access north and west of the entrance. Currently, there are no designated parking spaces, if designated parking spaces are required we will reach out to the management company to arrange it. The surrounding businesses are varied, but currently, the two suites west of us are vacant, and north of us is a Storage West Call Center. Other businesses include a dentist's office, lawn mower engine and supply, furniture store, trophy shop and pest control company. It is a quite plaza, with little activity and plenty of available parking. We look forward to reaching out to our community and providing child care services to parents, and providing the children with a Christian foundation.