



June 07, 2021

RE: Use Permit Request for daycare use at Heartwood Montessori School located at 207 North Mesa Drive.

## Narrative

Per the City of Mesa zoning ordinance table 11-8-3, a use permit is required for day care centers located in the DR-3 zoning district.

Heartwood Montessori school is an affiliate of GEM Charter school and is the entity that GEM's future students, students who are pre-K and cannot yet enroll in the Charter as Kindergarteners contract with for preschool. The classroom's that these students occupy in the facility are the same that were previously occupied by the Mesa YMCA for their daycare use. The previous YMCA incorporated a daycare component for children of parents utilizing the facility, a preschool and as an after-school program. This ancillary daycare use was in place for approximately 15 years.

This site is currently occupied by GEM Charter School, which subleases a portion of outlined space to Heartwood Montessori, the site is owned and managed by Chicanos Por La Causa. GEM Charter provides education for children kindergarten age through the 6<sup>th</sup> grade. Additionally, they offer daycare, or pre-kindergarten programs, for children that are 15 months and older. This ancillary daycare program enrolls 30 to 35 children and occupies two rooms within the GEM Charter facility. Both rooms have fenced outdoor activity areas adjacent to them.

The daycare use operates from 7:30 a.m. to 5:30 p.m. Monday through Friday. Approximately 25% of the children are at the center for the full day. The remaining children are there for only part of the day.

We believe this use is compatible with the surrounding neighborhood by providing daycare for children of families with older children already enrolled in the Montessori Charter school program, for staff members with children, and for other families living in the nearby community.

The proposed use for this property will not cause any adverse impact on adjacent properties, or within the neighborhood, for the following reasons:

- 1) The proposed daycare use is similar to, and compatible with, the existing school use that is already present at this facility.
- 2) The daycare component is a continuation of an ancillary use that has been operating at the site for approximately 15 years.
- 3) The existing facility is only one story in height and has the outdoor play areas located over 100 feet away from the nearest adjacent single-family properties.
- 4) The existing facility has multiple access points, two from Mesa Drive, and one from Lesueur, reducing the likelihood of traffic back-ups during peak hours for drop off and pick up. Also, existing pedestrian walks connect the building entrance to the public walk at Mesa Drive and thus to public transportation.

If you have any comments or questions, please feel free to contact me at:

480-726-0595

Lpartch@FunForm.net

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is stylized with a large, looped "L" and a cursive "Partch".

Lesley L. Partch