

Tierra Encantada Special Use Permit (1842-SUP)

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

ADDISON

Case 1842-SUP Tierra Encantada

ADDISON

LOCATION:

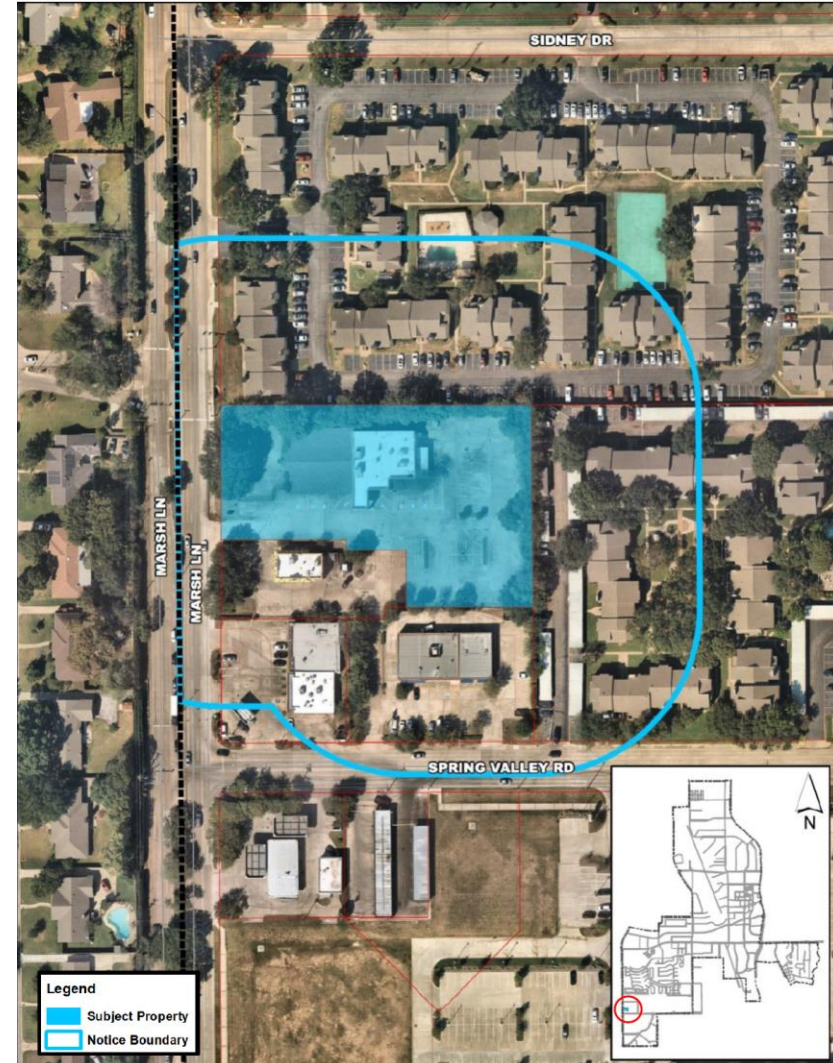
14450 Marsh Lane

REQUEST:

Approval of a Special Use Permit for a day nursery.

ACTION REQUIRED:

Hold a public hearing, present, discuss, and consider action on the appropriateness of the proposed day nursery and associated site conditions at the subject property.



Case 1842-SUP Tierra Encantada

ADDISON

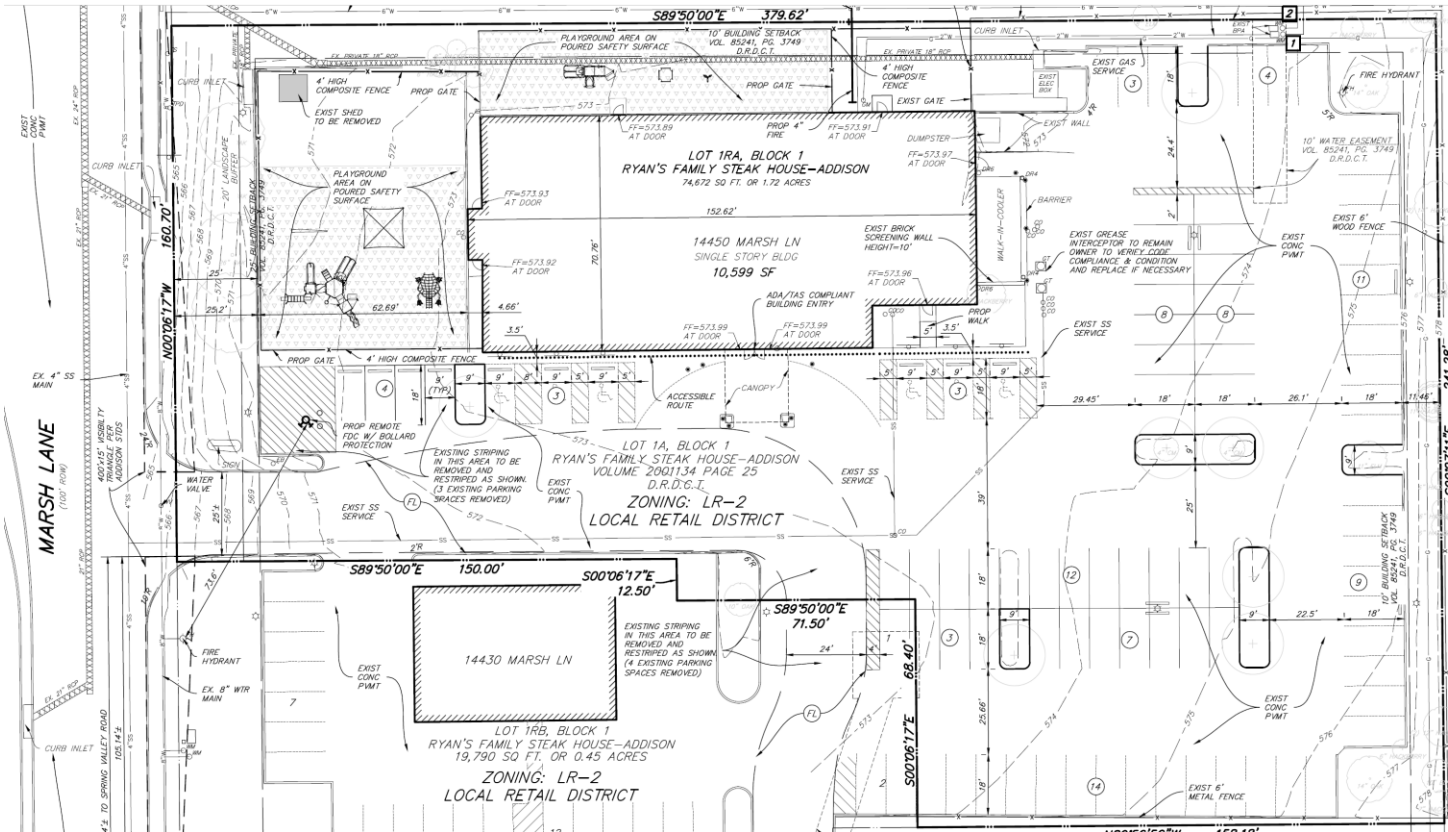
PROJECT HISTORY:

Early 1990s – Developed as a Ryan's Family Steak House

1995 – SUP for Brilliance Pre-School, amended in 1999.

2017 – Occupied by an adult school (ELS Language Center)

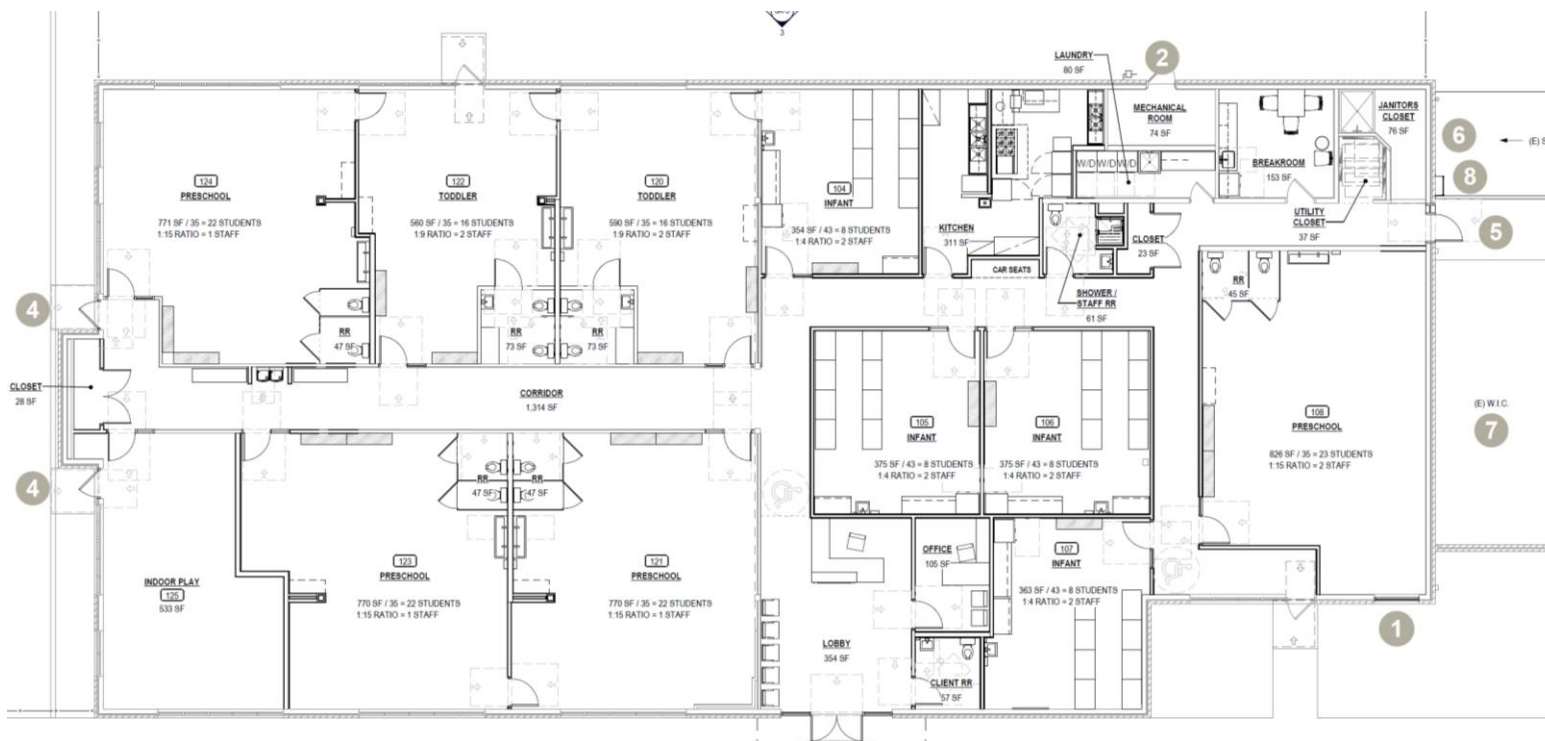
Present – Tierra Encantada Spanish Immersion Childcare & Preschool proposes to improve vacant building and outdoor playgrounds. For children 6 weeks to 6 years of age, curriculum is focused on bilingual education that fosters early cognitive development and diversity.



Case 1842-SUP Tierra Encantada

ADDISON

Day Nursery Use:



- 10,599 SF of interior floor area
- 10 classrooms for infant to pre-school ages
- Indoor playroom, kitchen, administrative office and breakroom make up a portion of the interior space
- Two outdoor playground areas (7,310 SF) will be resurfaced, and new equipment installed
- Planned capacity for 152 students and 27 staff members

Case 1842-SUP Tierra Encantada

ADDISON

PARKING:

Town's zoning ordinance does not establish required parking for day nursery.

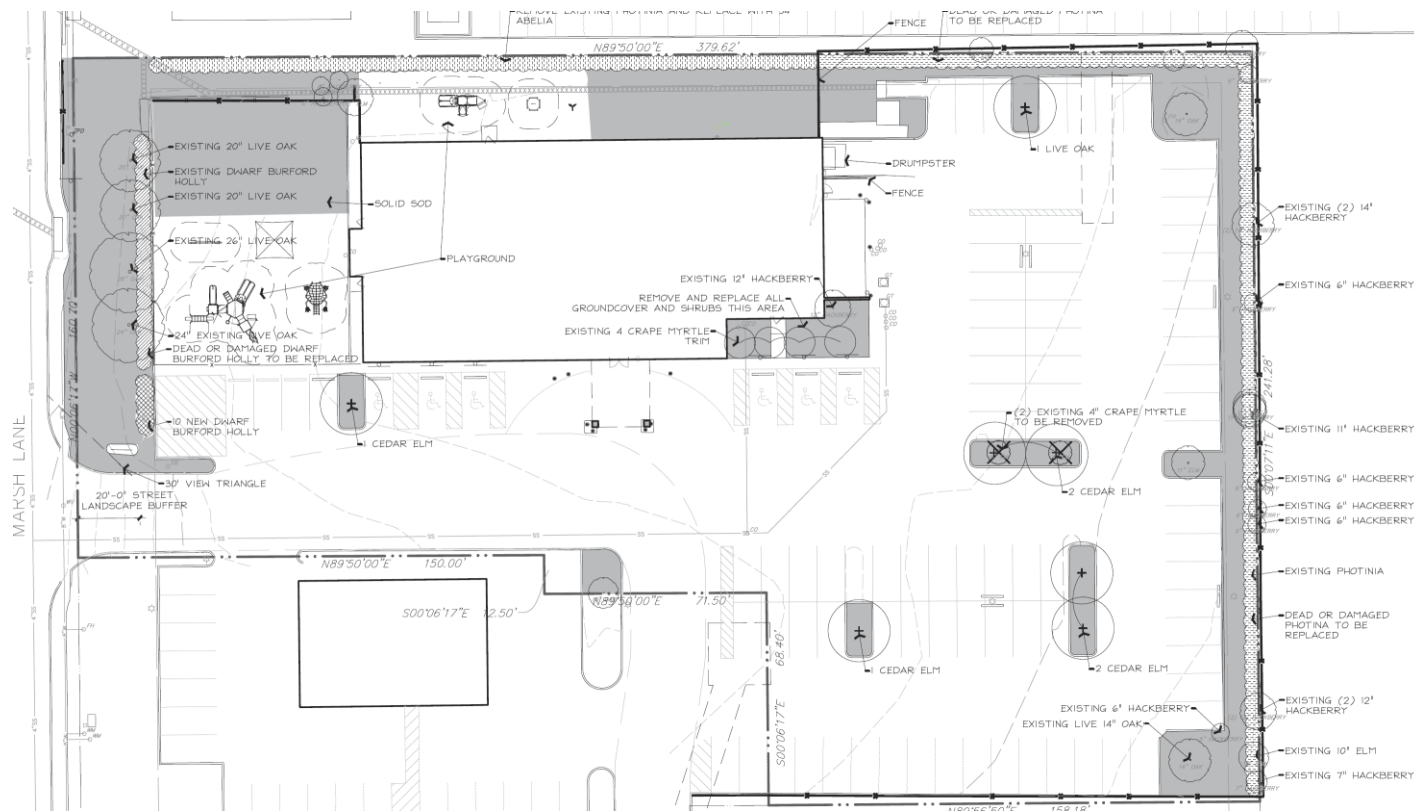
Site will provide 89 parking spaces (1:120 parking ratio).

OPEN SPACE AND LANDSCAPE:

Existing landscaping to be preserved, including along Marsh Lane and perimeter of property.

New sod areas added within playground areas and within interior parking spaces increasing open space to 28% of the site.

Due to potential toxic risk, existing Red Tip Photinia plantings within playground area will be removed and replaced with Abelia shrubs.



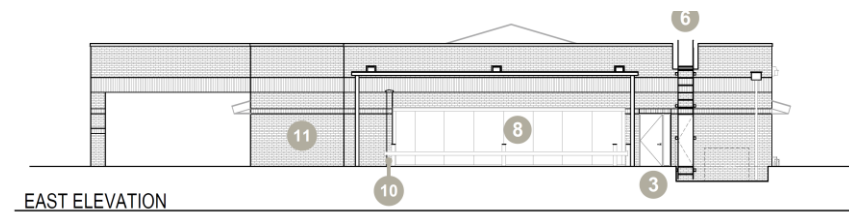
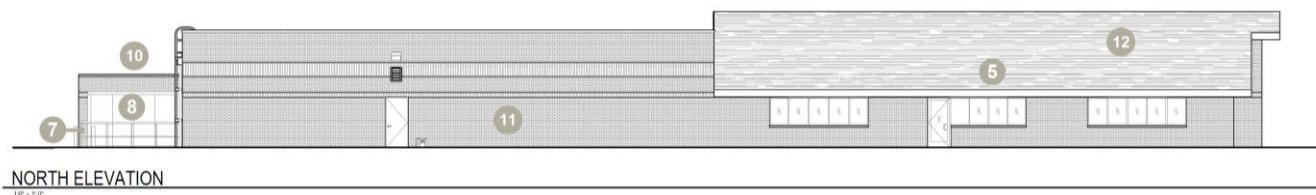
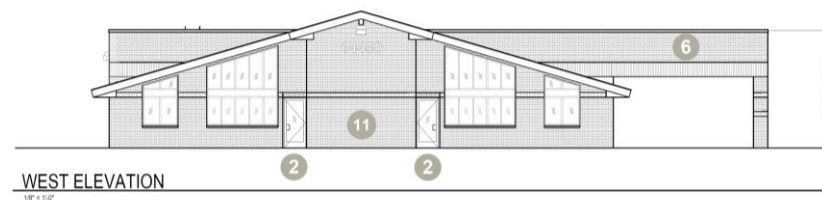
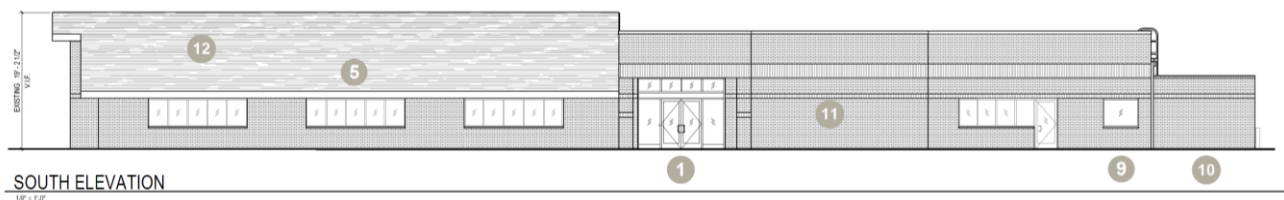
Case 1842-SUP Tierra Encantada

EXTERIOR APPEARANCE:

Existing brick building will remain generally unchanged. Updates will be made to existing storefront, doors and windows.

Existing exterior light fixtures mounted along the roof will be removed and existing walk-in cooler on the east side of the building will be repainted.

Existing metal fencing will be removed and replaced with a new solid, high composite fencing.



Case 1842-SUP Tierra Encantada

ADDISON

PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 6.

FOR: None.

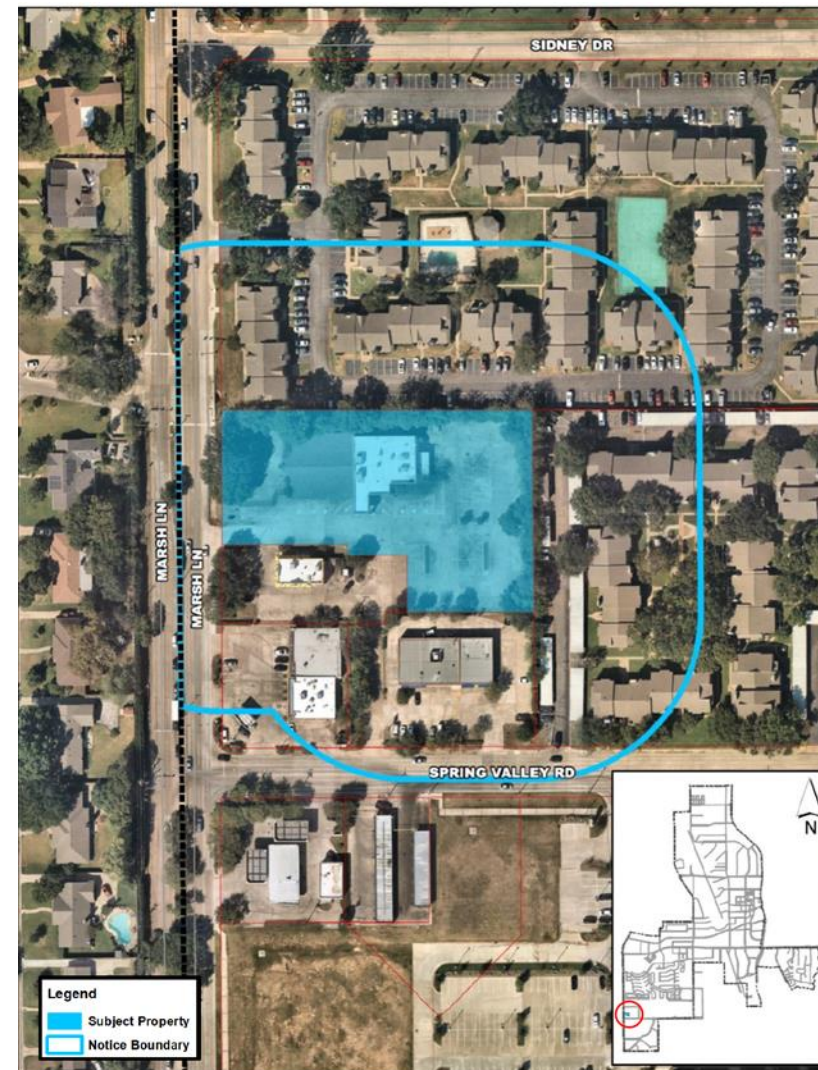
AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- Increased perimeter fence height to 6 feet
- Proof of state childcare license prior to CO
- Repeal of Ordinances O95-043 and O99-022 upon CO



RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- Existing SUP Ordinance No. 095-043 and amending SUP Ordinance No. 099-022 are repealed upon issuance of a Certificate of Occupancy to the proposed use; and
- The applicant shall provide proof of state childcare license prior to issuance of a Certificate of Occupancy.
- The facility perimeter fence is increased to a minimum of 6 feet in height