

# **Vital Skills Training Center Special Use Permit (1887-SUP)**

The logo for 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 lines and a grey triangle in the top right corner.

**ADDISON**

# Case 1887-SUP Vital Skills Training Center

ADDISON

## LOCATION:

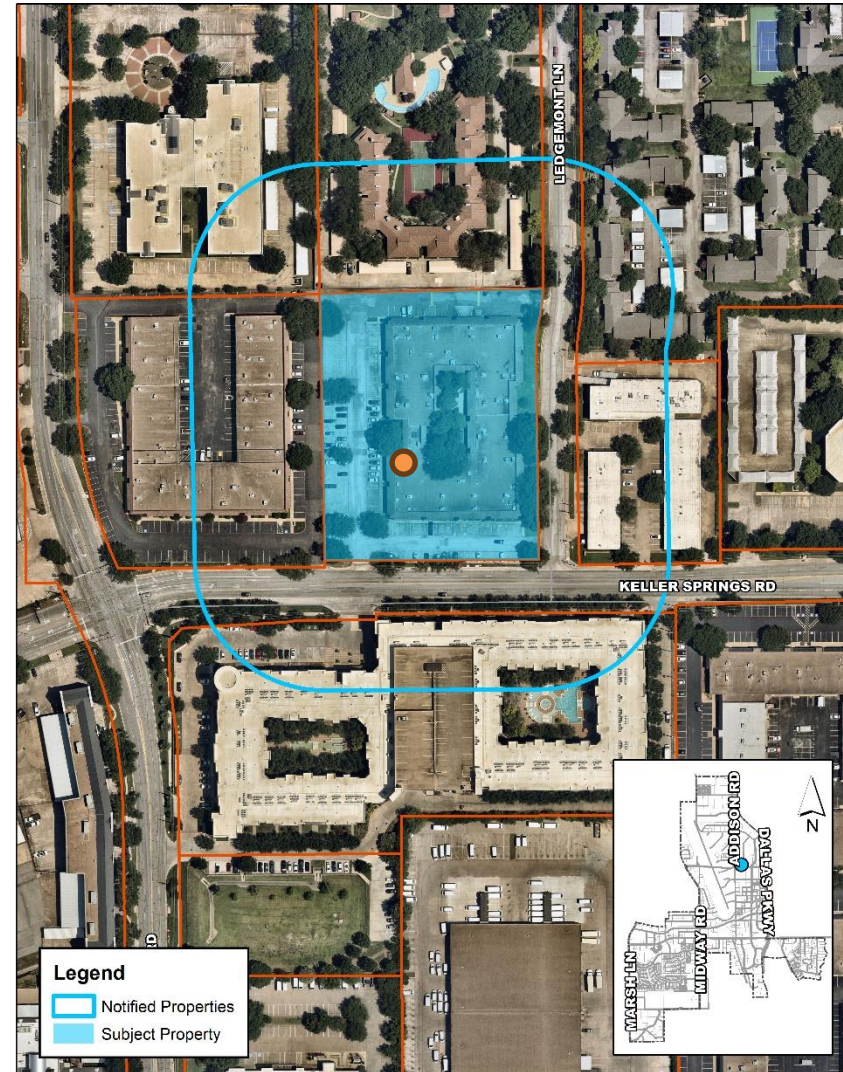
4851 Keller Springs Road, Suite 203

## REQUEST:

Approval of a Special Use Permit for an educational institution.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed educational institution and associated site conditions at the subject property.



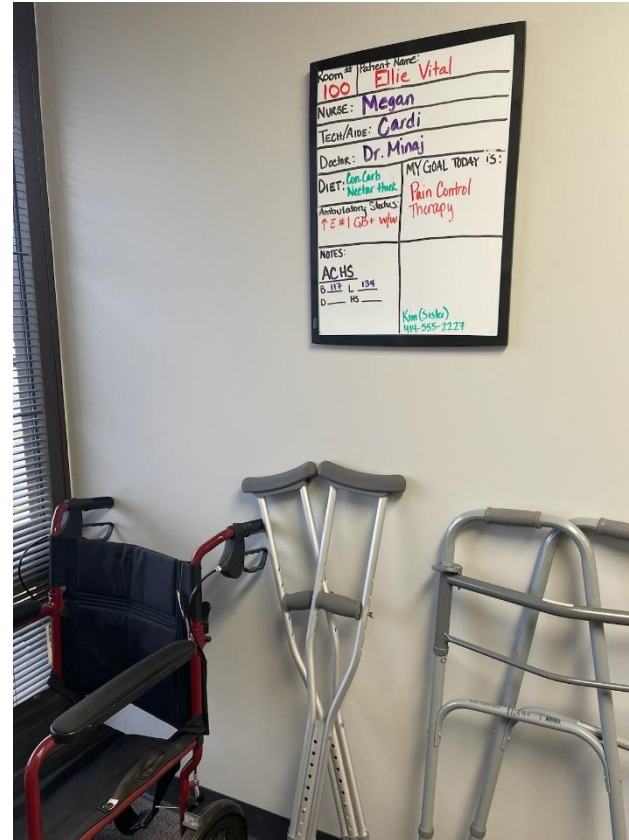
# Case 1887-SUP Vital Skills Training Center

## SITE HISTORY:

- 1985 – Rezoning from Commercial to PD, Ord. No. 085-006
- Present – Proposed SUP to allow an educational institution, Vital Skills Training Center



Classroom



Skills Room



Skills Room

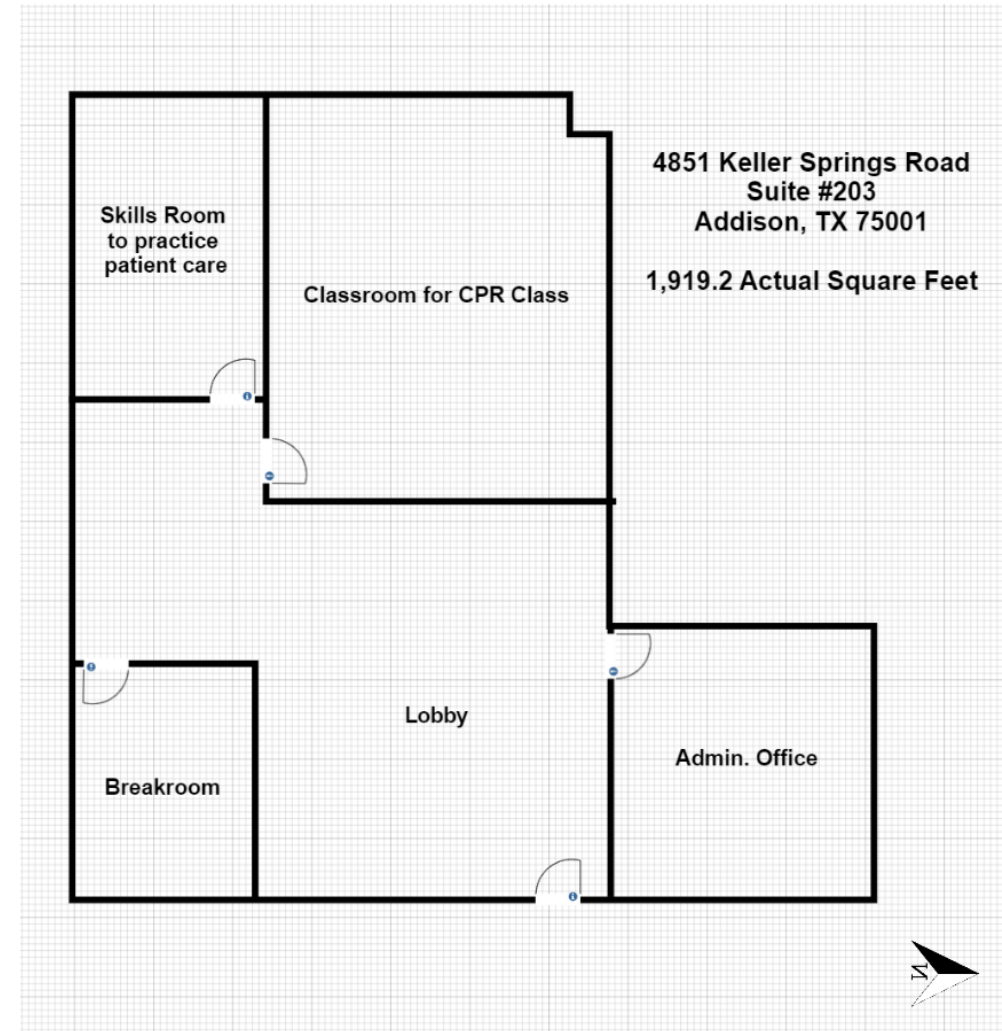


# Case 1887-SUP Vital Skills Training Center

ADDISON

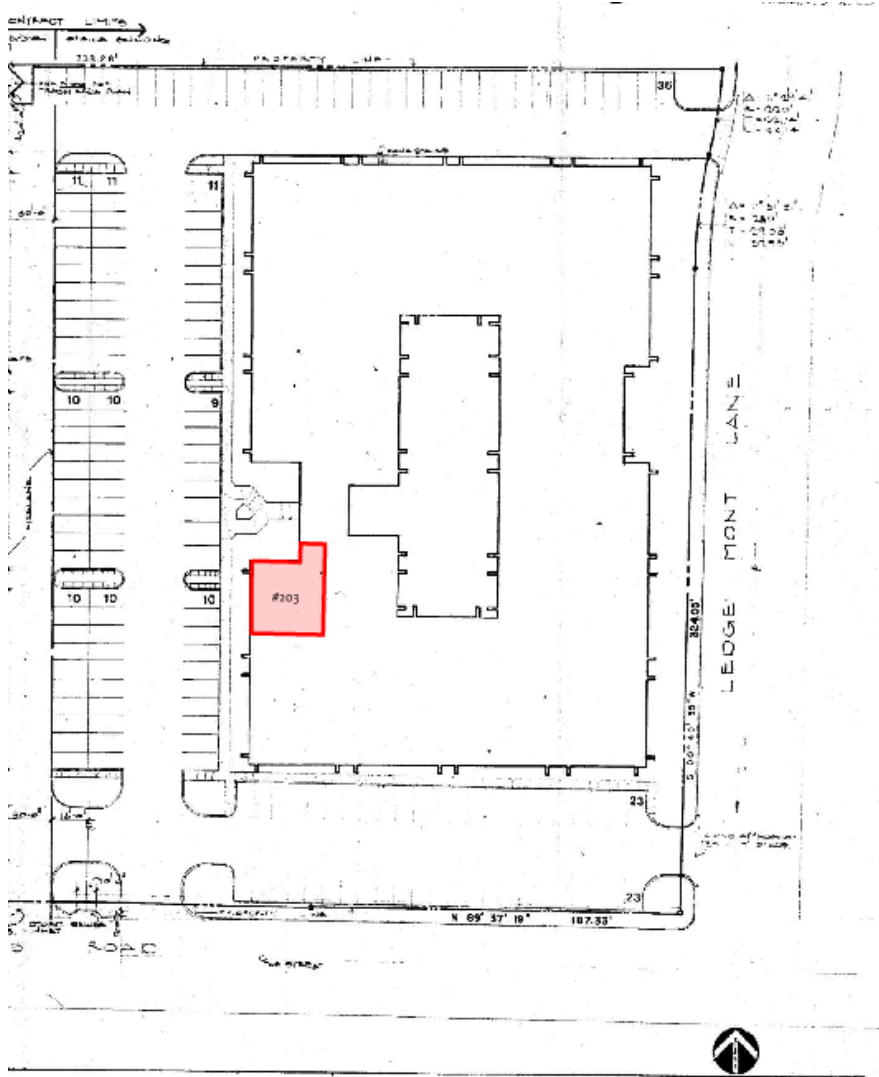
## FLOOR PLAN:

- 1,919 Square Feet
- Training Provided: Certified Nursing Assistant, Basic Life Support Training, & CPR Training
- Class Sizes: 5-20 (CNA Courses) & 1-9 (BLS/CPR)
- Hours of Operation:
  - Open & Accessible: 8:00 am – 8:00 pm, seven days a week
  - Healthcare Courses: 8:00 am – 5:00 pm, Monday through Friday



# Case 1887-SUP Vital Skills Training Center

ADDISON



## PARKING:

- PD, Ord. No. 085-006 identifies 174 spaces on site. 150 spaces are currently provided. It is suspected that spaces were removed to provide accessible parking and a loading bay. It is unknown when the modifications were made.
  - Required: 174 spaces
  - Provided: 150 spaces

## OPEN SPACE AND LANDSCAPE:

- No modifications are proposed to the open space or landscaping. The future reconstruction of Keller Springs Road will include landscaping improvements to the property frontage.

## EXTERIOR APPEARANCE:

- There are no modifications proposed to the exterior of the structure.

## CODE VIOLATIONS:

- Staff identified three code violations on site during the review of this request:
  - Dumpsters not screening within enclosure
  - Dumpsters obstructing fire lane
  - Speed bumps within fire lane.
- Since the P&Z meeting, Staff has met with the property owner, and they have agreed to resolve these violations.





# Case 1887-SUP Vital Skills Training Center

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: 108

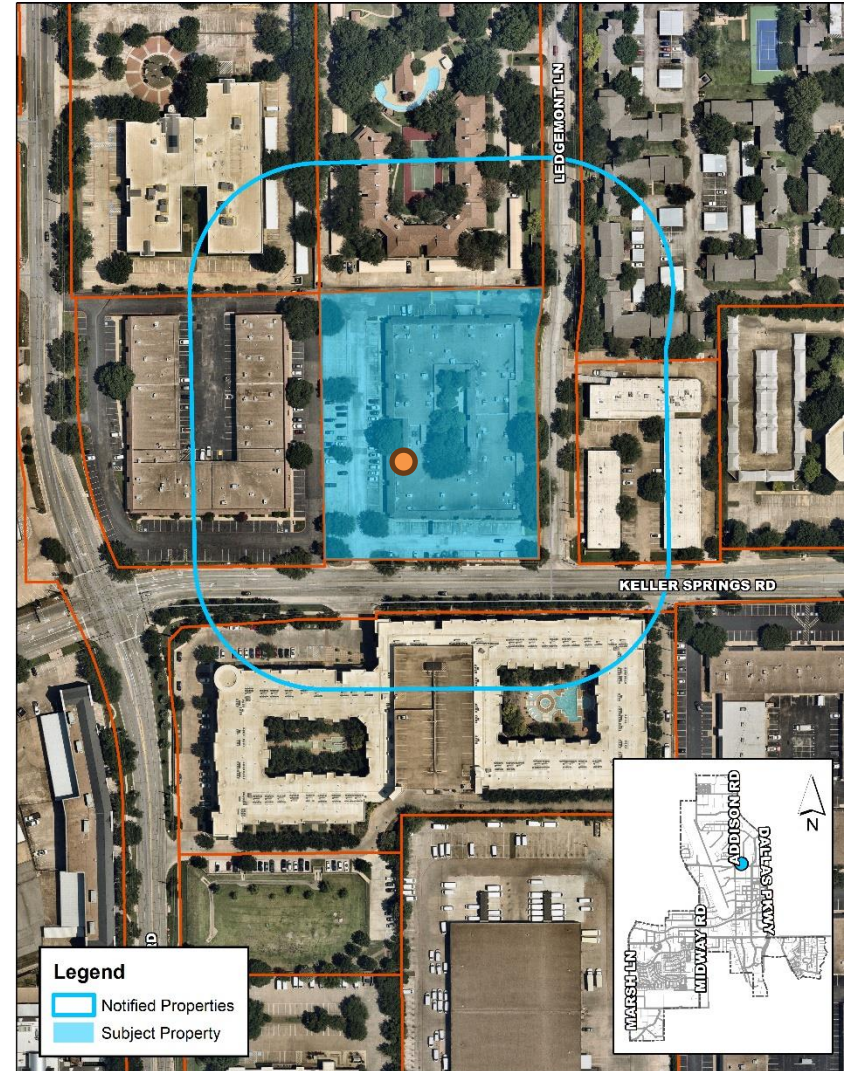
**FOR:** None.

**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 5-0



## RECOMMENDATION:

Staff recommends **approval of the request.**