

3624 West North Avenue
Johnson Family Childcare and Learning Center
Minor Modification to Detailed Planned Development (DPD) known as Metcalfe Park Center
File No. 170287

This Minor Modification to the Detailed Planned Development (DPD) is being requested by the Johnson Family Childcare and Learning Center to permit modifications to the hours of operation for a day care center at 3624 West North Avenue. This statement, together with the below described exhibits and supporting materials, comprise the Minor Modification to the DPD.

List of Exhibits:

1. Owner's Statement of Intent (subject document)
2. Vicinity Map
3. Site Photos
4. Signage Details

In January 2000, a General Planned Development (GPD) was established for the Metcalfe Park Center as file no. 990964, and a DPD was established for the land located on the north side of West North Avenue, east of North 37th Street (file no. 990965). The DPD was subsequently modified in 2001 as file no. 001651 to permit a new awning sign on the subject site.

Several uses operate within this subject building, including but not limited to an elementary school, specialty/personal instruction school for adult education and training, social service facility, and general office. A day care use has occupied a portion of the building for many years. The new operator and applicant for this minor modification, Johnson Family Childcare and Learning Center, have been located within the building since May 1, 2017. The operating plan for the existing day care includes: 60 children, 2 shifts, hours of operation from 6:00 am to midnight (consistent with the requirements of the GPD zoning), Monday through Sunday. There is outdoor play space located right next to the daycare center on 37th and North Avenue, and is approximately 3000 square feet. Loading and pick-up occurs along 37th and North Avenue and within the back parking lot. Since this site zoned DPD, a minor modification is necessary to change the hours of operation.

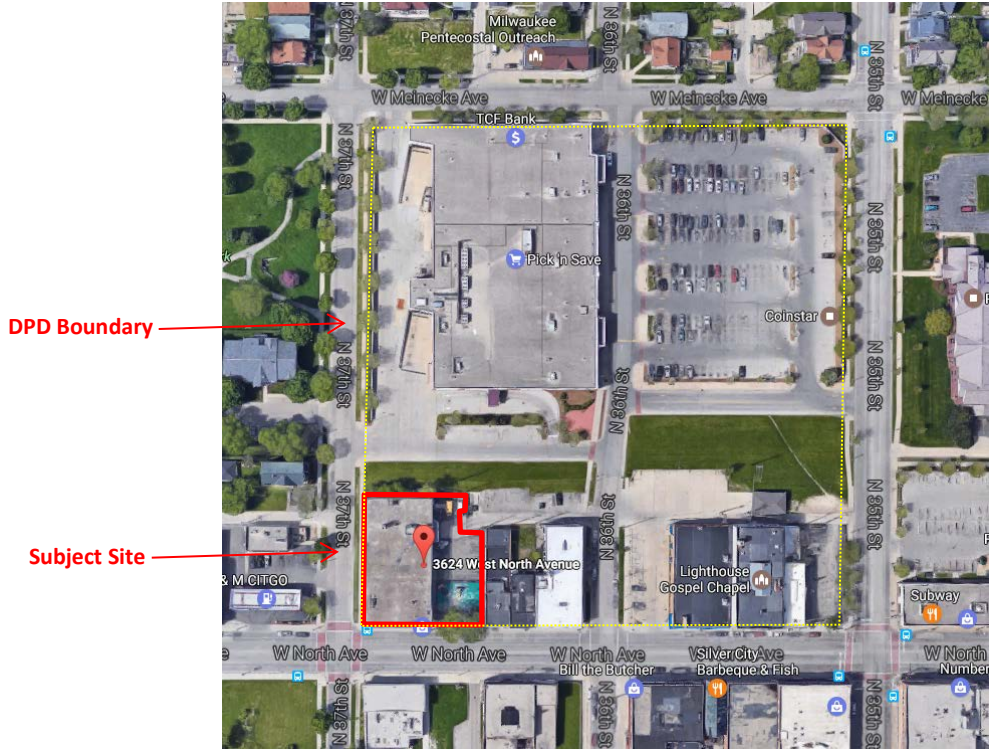
The day care sees the need to expand its hours of operation from 6:00 am to midnight Monday through Sunday to 24 hours per day Monday through Sunday to accommodate an expressed need by parents who work 3rd shift.

Additionally, the GPD zoning states that only Type A building wall signs are permitted. The applicant is requesting a Type B sign to be placed on the North Avenue façade of the building. The sign will be 3 ft. by 8 feet, for a total of 24 square feet. The sign will be constructed with aluminum for the framing a poly carbonate facing and will illuminate using LEDs. See below for specific sign details (elevations).

This minor modification will also allow for a temporary banner sign for the purpose of advertising enrollment for the day care to be placed on the building for not more than 60 days per calendar year. This temporary banner sign will not exceed 16 square feet and will be securely affixed to the building along North Avenue or 37th Street.

All other aspects of the DPD are not affected by this minor modification.

Vicinity Map and Site Photos



View from the corner of North and 37th:



View looking west along North Avenue:



Sign Details (location and proportions are approximate. See above for specific dimensions and materials)

