

3940 West Lisbon Avenue
United Methodist Children's Services (UMCS)
Minor Modification to Detailed Planned Development (DPD)
File No. 161585

This Minor Modification to the Detailed Planned Development (DPD) is being requested The Growing Tree Children's Center, a program of United Methodist Children's Services to permit modifications to the hours of operation for an existing day care center at 3940 West Lisbon 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. Site Plan

In January 2008, a General Planned Development (GPD) was established for UMCS as file no. 071228. This GPD contemplated an expansion to UMCS's existing facilities. In October 2008, the GPD boundary was amended as file no. 080612 to add additional land to the development site for the expansion, which includes UMCS' existing facilities and services as well as a 4-story addition with 24 residential units and community space. The DPD for the specific building elevations of the expansion and the site plan was approved in October 2008 as file no. 080611. This DPD was subsequently amended in January 2009 as file no. 081069 to change the proposed parking configuration from a garage to surface parking north of the building. Most recently, in May 2012, the DPD was modified as file no. 111588 to clarify the permitted uses in the community-serving portion of the building.

All of the uses that existed within the UMCS facility remained permitted when the site was rezoned to DPD. The day care center, which has been located within the UMCS building since 1999, was previously approved by the Board of Zoning Appeals (BOZA) as a special use in 1999. The operating plan for the day care includes: 40 children, 1 shift, 12 hours of operation, outdoor play space, and loading/pick-up occurring along Lisbon Avenue. Since this site is now zoned DPD, a minor modification is necessary to change the previously BOZA-approved plans.

The day care sees the need to expand its hours of operation from 6:30 pm to 11:30 pm to accommodate an expressed need by parents who work 2nd shift. The children who attend the day care center are residents of UMCS or live nearby. The day care would still open at 6:00 am.

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