



## Land Use Application Summary Report

<b>Application Number:</b>	<b>SU 19-0305</b>	<b>Adjacent Zoning and Existing Land Uses:</b>	
<b>Request:</b>	Special Use Permit for a Child Care Center	North:	ASC-1 / Vacant
		South:	RSC-9-MH / Vacant (Day Care Center)
<b>Comp Plan:</b>	RES-6 (Residential)	East:	PD 00-0532 / Single Family Homes
<b>Service Area:</b>	Urban	West:	CN / Vacant





**Request Details:**

Pursuant to Land Development Code Section (LDC) Section 6.11.24, Child Care Centers, the request is for a Special Use Permit to operate a child care center on property located at 11308 S HWY 301 in Riverview.

**Staff Findings:**

- The applicant wishes to operate a child care center (pre-K) with a maximum of 200 children on a 1.53-site zoned RSC-9-MH (Residential, Single-family Conventional-Mobile Home Overlay). The site is vacant today and consists of four parcels identified by folio numbers 77096.0000, 77105.0000, 77097.0000 and 77100.0000.



Figure 1 – Subject Site

- Per LDC 6.11.24.A, Child Care Centers, “required patron parking shall be adjacent to the facility and clearly designated by raised directional signage and pavement or wheel stop markings. Each parking space shall be fronted with wheel stops set two feet from a continuous five foot wide sidewalk leading to the building entrance, or a raised curb and a continuous seven-foot wide sidewalk leading to the building entrance.” The site plan shows this requirement being met. Parking adjacent to the building and sidewalks connecting to the facility entrance are shown on the plan.
- Per LDC Section 6.11.24.B, Child Care Centers, “employee and van parking shall be designated by raised directional signage and pavement or wheel stop markings.” The employee parking areas are

shown on the site plan. These parking spots will be required to provide signage indicating that they are for employee use only.

- Per LDC Section 6.05.02, parking spaces required for the Child Care Center is 3.2 spaces per 1,000 square feet of gross floor area. The facility will have 14,570 square feet of gross floor area, therefore, a minimum of 47 parking spaces are required. The site plan submitted by the applicant shows compliance with this requirement.
- LDC Section 6.11.24.D, states that the use of outdoor play areas that are located within 100 feet of residentially zoned property shall be restricted to the hours between 8:00 a.m. and 7:00 p.m. The outdoor play area serving the proposed child care center will be located along the east of the site adjacent to properties zoned for residential uses (PD 00-0532). The applicant will restrict the hours of the play area as required by the LDC and will be screened and fenced. Per the submitted narrative and site plan, use of playground will be from 8:00 am until 6:00 pm. Additionally, the applicant has agreed that no loudspeakers will be utilized. A 10-foot-wide buffer area with Type A screening will be provided between the playground and adjacent single-family homes.

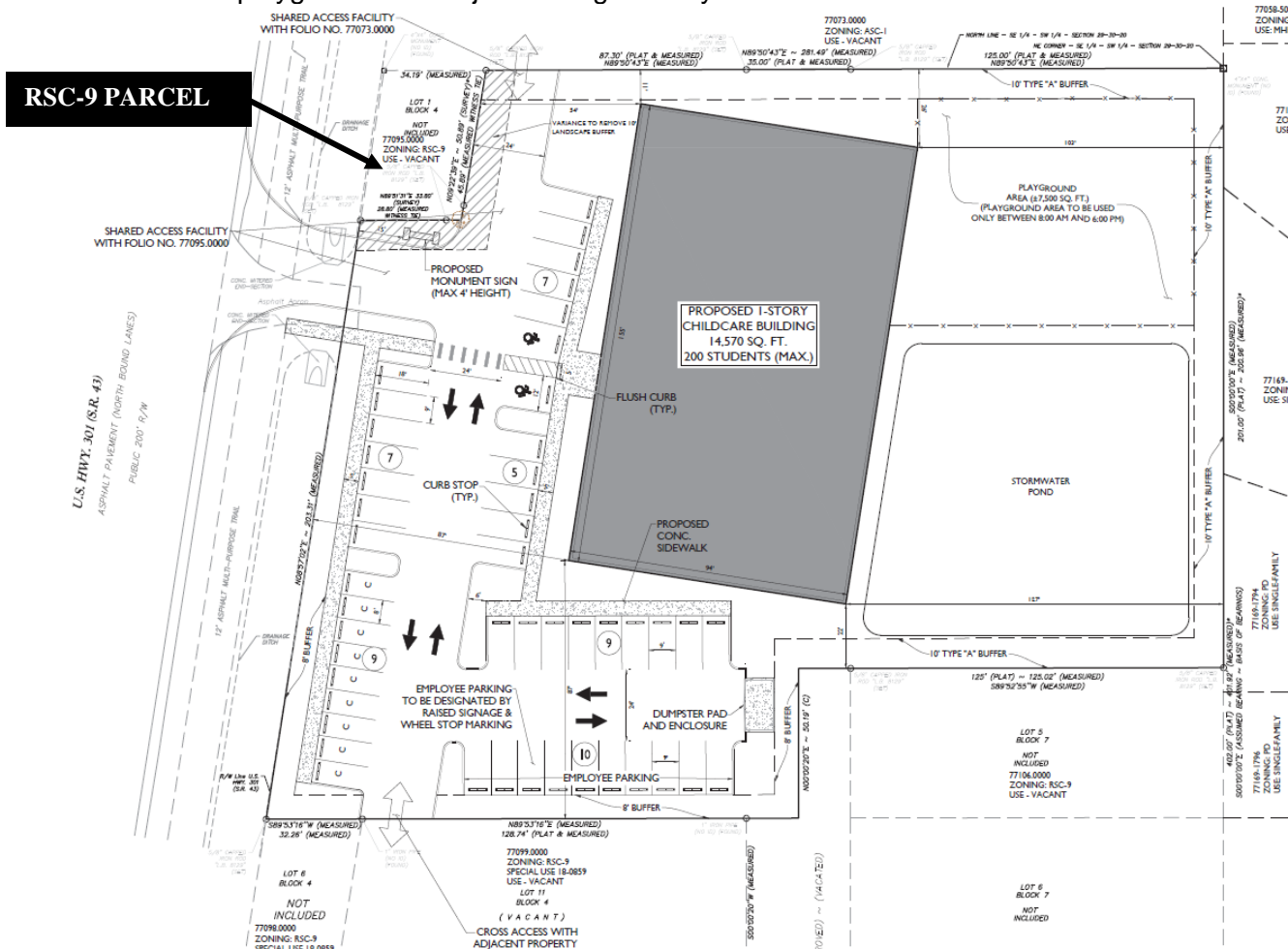


Figure 2 – Proposed Site Plan

- Per LDC Section 6.11.24.E-F, “the location and extent of the facility shall not adversely affect the character of the existing neighborhood, and the Child Care Center shall be of a design, intensity and scale to serve the surrounding neighborhood and to be compatible with the surrounding land uses and zoning.” Staff finds the proposed scale is compatible with the surrounding areas. Additionally, a similar facility is currently approved south of the subject site. Entrance to the site would be from the west, off

US Hwy 301, an arterial roadway and commercial corridor. Cross access is being provided to the north and south as recommended by Transportation staff.

- The Environmental Protection Commission, EPC, has reviewed this application. A surface water ditch is located along the northern property boundary. The EPC offers no objections and conditions have been proposed requiring wetlands and other surface water (OSW) lines to be incorporated into the site plan prior to the issuance of any building or land alteration permits or other development.
- The parcel adjacent to the south is zoned residential, however, the site has Special Use approval for a Child Care Center (SU 18-0859) and development plans are currently under review. Therefore, no principal use buffer is required between the two sites. An 8-foot-wide parking lot buffer will be provided.
- The parcel adjacent to the northwest corner is zoned RSC-9 as well. This parcel is approximately 2,000 square feet in size and is vacant today. As shown in the proposed site plan, the required 10-A buffer and screening is being eliminated adjacent to the RSC-9 parcel to accommodate future cross access to properties to the north and northwest. Therefore, the applicant has included a variance request in this Special Use application to eliminate the buffering and screening requirement, as described in Section 1.2 of this report. The hearing officer will be required to make a separate decision on the buffer variance in concert with this Special Use.
- DSD staff finds the proposed facility complies with the requirements of LDC Section 6.11.24 for child care centers. Staff further finds the location and extent of the facility, as proposed, will not adversely affect the character of the existing neighborhood. The child care center will be of a design, intensity and scale to serve the surrounding neighborhood and be compatible with the surrounding land uses and zoning.
- Based on the above findings, staff finds the request for the day care and the school to be approvable subject to the recommended conditions found in Section 2.0 of this report.

The applicant is requesting a variance from the LDC Section 6.06.06 - Buffering and Screening Requirements. The Hearing Officer will be required to rate the variance that is requested as part of the decision in this case.

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**Exhibits:**

- Exhibit 1: Zoning Map
- Exhibit 2: Proposed Site Plan

**2.0 Recommended Conditions:**

Approval – Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted on July 3, 2019.

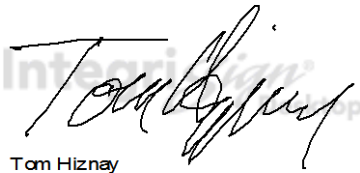
1. The Special Use (SU) shall be limited to a child care center for a maximum of 200 children.
2. The child care center shall have a maximum of 14,570 square feet of floor space and maximum height of 35 feet.
3. The project shall comply with buffering and screening requirements found in LDC Section 6.06.06, unless a variance is approved by the hearing officer in connection with this Special Use, in which case no buffering shall be required on the north boundary of the site where adjacent to the parcel zoned RSC-9 under folio number 77095.0000.
4. Development of the project shall generally conform to the site plan. Notwithstanding anything shown on the Special Use plan to the contrary, building setbacks shall be maintained as follows:

Minimum Front yard setback:	50 feet
Minimum Side yard setback:	10 feet
Minimum Rear yard setback:	20 feet
5. Outdoor play areas shall be located as shown on the site plan. Outdoor recreation/play areas shall not be illuminated. Fences around play areas and the site shall be subject to the Land Development Code (LDC) Section 6.07.00. Additionally, outdoor loudspeakers shall not be utilized. Use of the outdoor play areas shall be limited to the hours from 8:00 a.m. to 6:00p.m.
6. A minimum of 47 parking spaces shall be provided in accordance with LDC Section 6.05.00.
7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

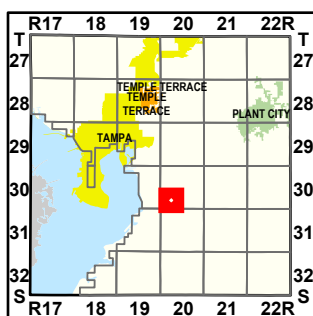
11. Enrollment shall be limited to a maximum of 200 students.
12. The project shall be restricted to one (1) access driveway on US 301.
13. The developer shall construct a cross access stubout to the southern project boundary. The developer shall construct a cross and shared access stubout to the northern project boundary. Notwithstanding anything on the Special Use Site Plan to the contrary, the driveway and drive aisles between US 301 and the northern stubout shall be considered a to be a Shared Access Facility with folios 077095.0000 and 077073.0000.
14. Notwithstanding anything shown on the Special Use plan to the contrary, the development shall comply with all requirements of Section 6.11.24 of the Hillsborough County Land Development Code.
15. If notes and/or graphics on the site plan conflict with these conditions and/or Land Development Code regulations, the more restrictive regulation shall apply.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning  
Administrator  
Sign-off:

  
Tom Hiznay  
Thu Jul 18 2019 12:19:13





## LEGEND

  Application Site

  Zoning Boundary

**Folio: 77096.0000, 77097.0000, 77100.0000, 77105.0000**

**STR:29-30-20**

0 290 580  
Feet



**Hillsborough  
County Florida**

601 E Kennedy Blvd, Tampa, FL 33602  
(813) 272-5900  
printroom@hillsboroughcounty.org

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

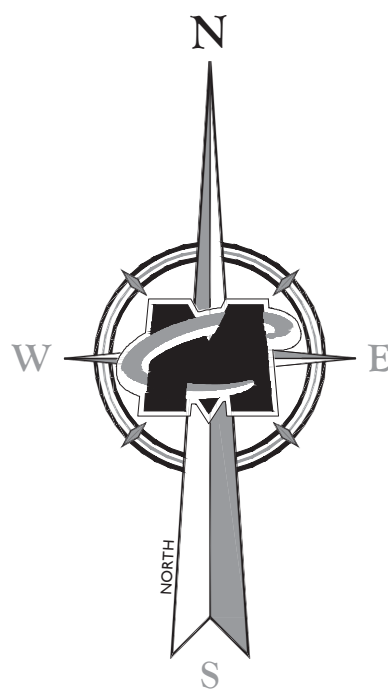
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



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SCALE: 1" = 1000'



SHEET NUMBER: 1 of 1