**ACTION REQUEST FORM**

**DATE:** December 21, 2022  
**TO:** The Honorable Mayor and City Council  
**FROM:** Chris Murphy, AICP/CZO, Director of Planning and Development Services

<table>
<thead>
<tr>
<th><strong>COUNCIL ACTION REQUEST:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Request for Public Hearing on zoning petition of Second Star Development, Inc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SUMMARY OF INFORMATION:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Public hearing and consideration of zoning petition of Second Star Development, Inc. from NO-S to NO-S (Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use); property is located on the north side of Polo Road, west of Green Valley Road Board (Zoning Docket W-3552)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PLANNING BOARD ACTION:</strong></th>
</tr>
</thead>
</table>
| **MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO |
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Second Star Development, Inc., Docket W-3552

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

_________________________________

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from NO-S to NO-S (Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use) the zoning classification of the following described property:

PIN 6816-15-1414

Section 2. This Ordinance is adopted after approval of the site plan entitled Polo Kids Preschool and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _______ day of __________________, 20___ to Second Star Development, Inc.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Polo Kids Preschool. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Second Star Development, Inc., (Zoning Docket W-3552). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for NO-S (Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the NO-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws.
# PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3552</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Amy McBride</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Second Star Development, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6816-15-1414</td>
</tr>
<tr>
<td>Address</td>
<td>3455 Polo Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning</td>
</tr>
</tbody>
</table>

## Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from NO-S (Neighborhood Office – Special Use zoning) to NO-S (Neighborhood Office – Special Use zoning). The petitioner is requesting the following uses:

- Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use

## Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

## Zoning District Purpose Statement

The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor throughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking, and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in GMAs 2, 3, and 4.

## Rezoning Consideration from Section 3.2.19 A 16

Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the request proposes a neighborhood serving use. The site is located within GMA 3 and is accessible to a minor thoroughfare.

# GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Polo Road, west of Green Valley Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .97 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Offices</td>
</tr>
</tbody>
</table>

W-3552 Staff Report 1 December 2022
<table>
<thead>
<tr>
<th>Surrounded Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>RS9</td>
<td>Single-family homes</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>NO-L</td>
<td>Offices</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>RM12</td>
<td>Two-story apartment buildings</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>NO-S</td>
<td>Offices</td>
</tr>
</tbody>
</table>

**Rezoning Consideration from Section 3.2.19 A 16**

Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed childcare use is compatible with the other office and business uses, and residential development in the general area.

**Physical Characteristics**

Most of the site is occupied by the existing office building and parking area. The parcel slopes gently from Polo Road towards the northwestern property line. The rear portion of the site contains an older uninhabitable residential structure, with medium to large specimen trees and dense undergrowth.

**Proximity to Water and Sewer**

The site has access to public water and sewer from Polo Road.

**Stormwater/Drainage**

Staff is not aware of any existing stormwater issues at this location.

**Watershed and Overlay Districts**

The subject property is not located within a water supply watershed or overlay district.

**Analysis of General Site Information**

The site has no apparent restrictions and appears to be suitable for the proposed re-development within the NO district.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-3242</td>
<td>RM12 to NO-L</td>
<td>Approved 11/3/2015</td>
<td>Adjacent property to east</td>
<td>.59</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2675</td>
<td>NO-S and RM12 to NO-S</td>
<td>Approved 3/1/2004</td>
<td>Subject property</td>
<td>.97</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2377</td>
<td>RM12 to NO-S</td>
<td>Approved 4/3/2000</td>
<td>Subject property</td>
<td>.48</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2130</td>
<td>RM12 to NO-S</td>
<td>Approved 3/3/1997</td>
<td>Adjacent property to west</td>
<td>.89</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Polo Road</td>
<td>Minor Thoroughfare</td>
<td>85.89 feet</td>
<td>4,900</td>
<td>18,200</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Access points for this site already exist. No new access point is proposed.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Road Improvements</td>
<td>There are no road improvements proposed in conjunction with this request.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Trip Generation - Existing/Proposed | Existing Zoning: NO-S  
2,845 sf. building/1000 x 11.01 (General Office Building trip generation) = 31 trips per day  
Proposed Zoning: NO-S  
2,845 sf. building/1000 x 79.26 (Day Care Center trip generation) = 225 trips per day |
| Sidewalks | Sidewalks exist along the north and south side of this section of Polo Road. |
| Transit | WSTA Route 109 stops at the intersection of Polo Road and Green Valley Road, approximately 550 feet northeast of the site. |
| Transportation Impact Analysis (TIA) | A TIA is not required. |

### Analysis of Site Access and Transportation Information

The site is located on Polo Road, a minor thoroughfare with ample capacity, and is served by public transit and sidewalks. Due to the modest size of the subject property and the limited intensity of the proposed uses, staff does not foresee any transportation-related issues associated with the request.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,845 SF (existing building)</td>
<td>Southeastern portion fronting Polo Road</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>12 spaces</td>
<td>12 spaces (existing)</td>
<td>Approximately 60-degree parking stalls (existing)</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>40 feet</td>
<td>No change to the existing one-story structure</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>60 percent</td>
<td>No change to existing impervious coverage on-site</td>
<td></td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| • Section 4.6.1: Neighborhood Office District  
• Section 5.2.19: Child Day Care Center |
| Complies with Section 3.2.11 | (A) Legacy 2030 policies: Yes  
(B) Environmental Ord. N/A  
(C) Subdivision Regulations N/A |
| Analysis of Site Plan Compliance | The proposed site plan is for a Child Day Care Center. The existing one-story office building, located in the front and southeastern portion of the site, would remain unchanged. There are no proposed changes to the |
The required outdoor play area is proposed in the northwestern rear section of the parcel and will be enclosed by a minimum four (4) foot tall security fence. The existing bufferyards that are required are noted on the plan. The proposed site plan is compliant with UDO standards.

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy 2030 Recommendations</td>
<td>Facilitate land use patterns that offer a variety of housing choices and convenient access to neighborhood shopping, schools, parks, and other services.</td>
</tr>
<tr>
<td></td>
<td>Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from separating and buffering some land uses toward transitioning and blending those uses.</td>
</tr>
<tr>
<td></td>
<td>Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.</td>
</tr>
<tr>
<td></td>
<td>Encourage reuse of vacant and underutilized commercial and industrial sites.</td>
</tr>
<tr>
<td></td>
<td>Encourage the development of a range of childcare facilities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>West Suburban Area Plan Update (2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Plan Recommendations</td>
<td>Goods and services should be available near where people live and work.</td>
</tr>
<tr>
<td></td>
<td>Both public and private community facilities such as schools, parks, medical offices, and day care providers should be easily accessible to all segments of the population.</td>
</tr>
<tr>
<td></td>
<td>Parking should be located to the side or rear of the building where possible and screened from view of any nearby residential development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The site is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The subject property is not located within an activity center.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td></td>
<td>No.</td>
</tr>
<tr>
<td></td>
<td>Is the requested action in conformance with Legacy 2030?</td>
</tr>
<tr>
<td></td>
<td>Yes.</td>
</tr>
</tbody>
</table>
The request is to rezone a .97-acre tract from NO-S to NO-S to add the uses Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use. The existing building, driveway and parking area will remain unchanged. A new 8,374 square-foot outdoor play area is proposed in the northwest rear portion of the site.

Although the area plan recommendation is for offices at this location, Legacy and the area plan include general recommendations for encouraging redevelopment and availability of childcare facilities in the community. Given the proposed design, proximity to transit, and availability of existing infrastructure, staff is supportive of this request.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed rezoning is in keeping with the goals of Legacy regarding redevelopment of existing sites.</td>
<td>The request could generate additional traffic in the surrounding area.</td>
</tr>
<tr>
<td>The request is generally consistent with the recommendations of the West Suburban Area Plan Update.</td>
<td></td>
</tr>
<tr>
<td>The request would reutilize an existing structure which is residential in scale and character.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3552
DECEMBER 8, 2022

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Walter Farabee
VOTE:
  FOR: George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECOND: Walter Farabee
VOTE:
  FOR: George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

DOCKET #: W-3552

PROPOSED ZONING:
NO-S

EXISTING ZONING:
NO-S

PETITIONER:
Second Star Development, Inc. (Polo Kids Preschool)

SCALE: 1" represents 200'

STAFF: McBride

GMA: 3

ACRES: 0.97

NEAREST BLDG: 1' north

MAP(S): 6816.01
Proposed Growth Corridor

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Special Land Use Condition Areas
  - Activity Center
  - Rezoning
- Urban/Suburban Form - Single-Family Residential

West Suburban Area Plan Update, 2018

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Case W-3552
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

**Open Issues: 15**

### Engineering

#### General Issues

24. **General comments**

- **City of Winston-Salem**
  - Matthew Gantt
  - 336-727-8000
  - matthewg@cityofws.org

- **1/3/22 12:36 PM**
  - 01.03) Rezoning-Special Use District - 2

1. It does not appear that any alterations will be made to the site that would require a driveway permit. If changes along Polo Road will be made, a City driveway permit may be required.
22. Grading/Erosion Control Permit and Erosion Control Plan needed

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type 04.02 Grading/Erosion Control Permit at the following link: https://winston-salem.idtplans.com/secure/

28. Sketch Plans and Site Plans

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an impose load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.
30. **Addressing & Street Naming**

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/10/22 3:04 PM
01.03) Rezoning-
Special Use District - 2

---

**Planning**

345POLO-siteplan.pdf [3 redlines] (Page 1)

34. **Text Box B**

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

35. **Text Box B**

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

36. **Text Box B**

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

---

**General Issues**

4. **COUNCIL MEMBER CONTACT**

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
10/24/22 3:26 PM
Pre-Submittal Workflow - 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts. Information for each Council Member can be found on their website here: [https://www.cityofws.org/564/City-Council](https://www.cityofws.org/564/City-Council)
25. Historic Resources
City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/22 9:56 AM
01.03) Rezoning-Special Use District - 2
No comments

32. Environmental Features/Greenways
City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/14/22 12:27 PM
01.03) Rezoning-Special Use District - 2
No comments.

33. CAC
City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
11/14/22 5:04 PM
01.03) Rezoning-Special Use District - 2
No comment.

Stormwater

23. Exempt from Stormwater Management
City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 5:18 PM
01.03) Rezoning-Special Use District - 2
This re-zoning request will not be required to address Stormwater management requirements as there is no change, per the plan call outs/notes, in impervious area proposed from what already exists on the parcel. It is therefore exempt from all of the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Utilities

27. General Comments
Any existing connections not intended for reuse must be terminated at the main. All water connections must have a backflow preventer matching the meter size. If new water connections are purchased, then system development fees will be due.

- Show parking dimensions and refer to UDO for parking dimension requirements for 1 way parking.
  - Link (TABLE 6.1.3.B): https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf

[Ver. 4] [Edited By David Avalos]
Need to update the parking calculations with more details. You may not know specific numbers for employs and children but use what you think will be your max. numbers for the foreseeable future. There are parking credits available use the reduction shown below.

Parking requirements for Child Day Care Center:

1 space per employee on largest shift = X
1 space per 10 children enrolled = X
1 space loading/ unloading space separate from parking shall be provided for each twenty (20) children enrolled = X

Once you know the 3 numbers for each requirement take the following reductions.

30% reduction in the number of required parking spaces in NO zoning. This reduction shall not affect the required disabled parking or loading spaces for that use.

5% reduction as the site is within 750 feet of a Winston-Salem Transit Authority regular-route transit line.

3% reduction abutting an existing public sidewalk

You will have a total of 38% in reductions from the calculated numbers of required parking. please show the required and then show the number required with the 38% reduction and the 12 provided on site.

The required loading space cannot be within the driveway as shown. You will need to use the existing parking spaces and label as such.

For the required outdoor play space show the calculation of 100 sf. required per child enrolled. On the plan label the play are sf and note it will be enclosed by a minimum 4 foot tall security fence. Outdoor activities are limited to the fenced area between 8:00 a.m. and 10:00 p.m.

Note on the plan the asphalt parking lot and the buildings are existing.

[Ver. 3] [Edited By Amy McBride]
Hello neighbor; let me introduce myself. I have purchased the property at 3455 Polo Road. I plan to open a small preschool there. There is quite a need for this service in the area and we feel it will be an asset to the community. I have petitioned to switch the zoning from NO (neighborhood offices) to NO with child daycare center. Please feel free to reach out to me if you have any questions or concerns.

Stephanie Spencer
Sdsii281@gmail.com