

Final Development/Rezoning Statement
Kiddie Academy
6055 Avery Road

A. Explain the existing zoning and the proposed change. Specify into which zoning district the applicant intends to rezone the property.

- a. The Kiddie Daycare project proposes the construction of a 10,000± S.F. children's daycare facility. The property to be developed, located at the northwest corner of Avery Road and Tuswell Drive, currently contains a retention pond and is an, otherwise, undeveloped plot of land. The site is currently located within the Planned Unit Development, (PUD,) District as part of the Kendall Ridge neighborhood. The site is bound by residentially zoned land to the south and west; the Kendall Ridge Offices and Condos PUD west and southwest, undeveloped Restricted Suburban Residential, (R-1,) land to the southeast, and undeveloped Limited Suburban Residential, (R-1B,) land south-central of the site. To the east, across Avery Road, there is a mix of PUD, (The Villas at Glenaly neighborhood), land to the southeast, a cemetery zoned R-1 due east, and Technology Flex, (TF,) land to the northeast. The site is bound by undeveloped Neighborhood Commercial, (NC,) land along most of the north/northeastern border and additional TF land to the northwest. The site is proposed to be rezoned within the PUD district to allow for a 10,000 S.F. daycare center, (above the 7,500 S.F. cap.) The rezoning will also include an increase in site area following updates to the right-of-way since the relocation of Tuswell Drive.

B. State how the proposed rezoning and development relates to the existing land use character of the vicinity.

- a. A children's daycare would continue the trend of commercial-oriented properties located along Avery Road while not disrupting the adjacent residential neighborhoods to the east and west. Due to the proximity to Avery Road and the adjacent roundabout, a significant increase in traffic would *not* be expected throughout the adjacent neighborhoods as a result of this project. The existing retention pond will remain to act as a buffer between the daycare and the neighboring residential properties. As a whole, this project would continue the current trend of businesses along Avery Road while not adversely affecting the Kendall Ridge neighborhood, (that this project is currently zoned a part of,) nor the adjacent Villas at Glenaly neighborhood. The increase from the allowed 7,500 S.F. to 10,000 S.F. for the facility would not cause any additional strain within the PUD as the site is already located at the edge along Avery Road.

C. State how the proposed rezoning and development relates to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then provide justification for the proposed deviation from the Community Plan.

- a. Based upon the Dublin Community Plan – Future Land Use Map – the recommended future use for this area is Neighborhood Office/Institutional. A daycare facility would closely suit this recommendation. Children's daycares are a permitted use within the site's current zoning and would not disrupt the adjacent neighborhood, nor the nearby commercial properties along Avery Road. The change in site area will require an

adjustment to the area accounting for the change in right-of-way, but this change is necessary since the relocation of Tuswell Drive.

D. Explain how the proposed rezoning meets the requirement for the standard zoning district into which the applicant intends to rezone the property.

- a. The proposed project would result in the construction of a 10,000 S.F. children's daycare located in the Kendall Ridge PUD. Within this PUD, daycares are considered a permitted use up to 7,500 S.F. The proposed rezoning has been requested to increase the allowable size to 10,000 S.F. to accommodate the proposed daycare. Changes will also be made to the right-of-way south of the site to adjust for the relocation of Tuswell Drive; these changes will allow for an additional buffer between the daycare, play areas, parking, and the surround properties.

E. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

- a. There has not been a previous application to rezone the property within the last twelve months.