



Sunrise Montessori School and Childcare Conditional Use Permit CUP23-13

Planning Commission Hearing – June 22, 2023

**Matthew Taylor
Senior Planner**





Request

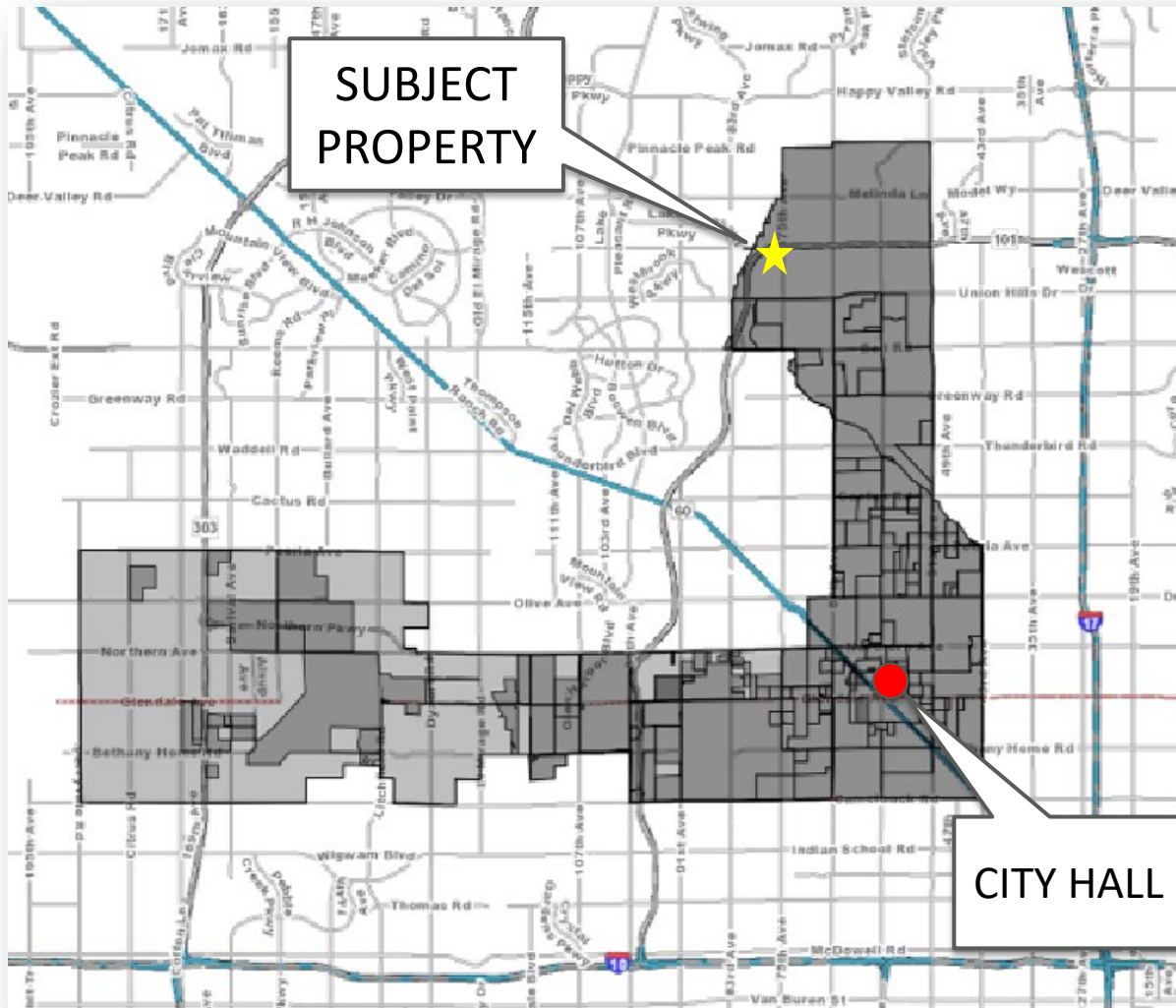
Planning Commission approval of Sunrise Montessori School and Childcare with stipulations.

Applicant / Owner:

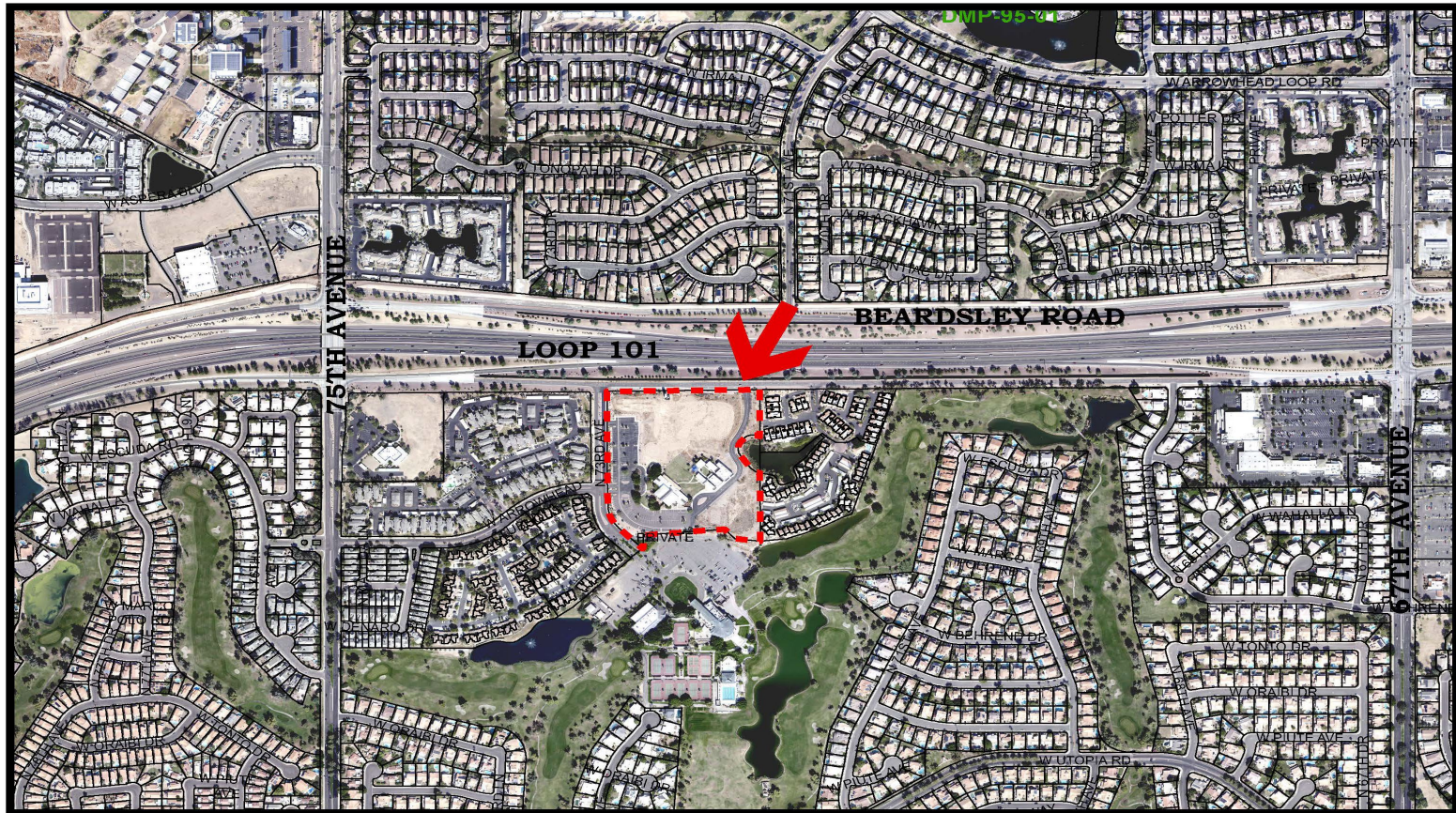
Mary Ellen Cooper, Sunrise Montessori School /
Dove of the Desert United Methodist Church

Vicinity Map

SEC OF
NORTH 73RD
AVENUE &
WEST
BEARDSLEY
ROAD



Aerial Map



Aerial Date: October 2021



Project Details





Project Details

- Zoning and General Plan
- Property Information
- Project Summary



Public Involvement

- Neighborhood notice May 11th
- Hearing notices May 26th
- *Arizona Republic* May 31st
- Property posting June 1st

Applicant and staff received one comment in support



Findings & Analysis

- General Plan consistency
- Not detrimental to health, safety, or general welfare; no adverse effects on surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of CUP23-13 subject to the following stipulation:

Development shall be in substantial conformance with the project narrative date stamped May 18, 2023, and site plan date stamped May 31, 2023.



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