September 19, 2019

City of Leander Planning Department  
201 North Brushy Street  
Leander, Texas 78646  
Phone 512-528-2763

RE: Creative World School Zoning Change Request Letter  
10836 East Crystal Falls Parkway  
Lot 4 Block A Short Form Final Plat Crystal Springs, Leander, TX

Dear Ms. Robin Griffin:

This letter is to serve as our formal zoning change request letter from the current zoning, LC-1-C, to the proposed zoning classification LC-2-B. The reason for the request is that under the current zoning no single building is allowed over 10,000 square feet. The proposed Creative World School building footprint is 13,112 square feet. We have been told that staff would support this zoning change request since it is consistent with the City of Leander's Future Land Use Map.

The 2.1-acre property is currently undeveloped. It sits at the southeast corner of East Crystal Falls Parkway and Artesian Springs Crossing. The property slopes from the northwest corner to the southwest corner at an average fall of 2.75%. The ground is covered mostly by dense native grasses and a few scattered trees, notably one large live oak along Crystal Falls Parkway, and some sparse rock outcroppings. Below are the reasons listed why we feel the zoning change should be granted.

1. The intended use of this development is for daycare and early learning services with after school programs. This use directly serves the adjacent Crystal Falls residential subdivision as well as others in the nearby vicinity. The number of children served is directly linked or limited by the total number of square feet of the facility. The 13,112 sf facility is proposed in order to meet the demand that exists in the surrounding neighborhoods. To limit the building to 10,000 sf would be to underserve the community. This would prompt the construction of another daycare facility located in the same direct area which would not be the most efficient use of resources for the community as a whole.

2. One of the intents of any community is to keep families from moving out, and to limit transportation demands. The high school and middle school are directly across the street with the elementary school just down ECF Pkwy 1 mile. This facilitates easier commutes for families given the close proximity of the proposed daycare to these schools, especially for after school programs for older children. If a family with young children choses a home in part because it’s close to a daycare and early learning center that they can get into, then as their child(ren) grow(s) there is no need to move elsewhere as all their further schooling is nearby. This again leads to lower traffic counts.
3. The proposed 13,112 sf daycare does not pose an increase in density from the current allowed zoning. The problem with the Composite Zoning Ordinance that we face is not that we are proposing too much building square footage, but rather that the total square footage is all coming in the form of a single building greater than 10,000 sf. Case in point: the property directly across Artesian Springs Crossing has the same existing zoning as the Creative World School site. Yet that development, Crystal Falls Arbor, has a building lot coverage that is actually 150% greater than what we are proposing. The only difference being that their site plan has multiple smaller buildings all under 10,000 sf each. The Creative World School site plan looks good, its fits the intended use of the neighborhood and it definitely passes the “eye test”.

For these reasons we strongly encourage the City to approve our zoning change request. We strongly feel that doing so will serve the surrounding community with the highest and best use of the land. Should you need additional information please do not hesitate to ask.

Sincerely,

Ryan Irion, P.E.