

USE PERMIT Narrative for Sereno Canyon Community Center

Project Overview:

This request is for a conditional use permit for the Sereno Canyon Community Center. Sereno Canyon is a 330 ac. planned community located east of 122nd Street between Pinnacle Peak Road and Happy Valley Road, zoned R1-130 ESL. The 11+ ac. Community Center site is designed as the centerpiece of the community providing recreational and social amenities for residents of the neighborhood.

Use Permit Criteria:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare, including but not be limited to the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The proposed Community Center is internally located and surrounded by open space. The single-story structure will incorporate low-level lighting throughout the site, including the parking lot. The facility is private, serving only residents of Sereno Canyon. Passive indoor & outdoor activities preclude any disturbance of nearby property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The facility is located near the center of the community, behind a gated entry. Traffic patterns are consistent with the low-density neighborhood it is designed to serve.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The facility has been designed to compliment the character of the overall Sereno Canyon community and respond to the unique environmental characteristics of the property. The facility offers passive recreational activities and a neighborhood gathering opportunity surrounded by abundant open space. Subsequently, the Community Centre will serve as an informal trail-head for the private internal trail system. This type of development is compatible with other types of uses within the area.

C. The additional conditions specified in Section 1.403,

None Applicable