



STAFF REPORT

Town Council Meeting Date:	September 8, 2026
Agenda Title:	SUP 2026-03: PlayVerse, LLC
Requested Action:	Hold Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

The Applicant is requesting approval of a Special Use Permit (SUP) to allow for an active recreation facility for children in an existing tenant space on the subject property, to include a large play area with ball pit, slides, and three party rooms.

The shopping center is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166-000) & 569 Frost Avenue (6974-95-2114-000) and zoned to the Commercial (C) district. The combined parcels are approximately 10.738 acres.

BACKGROUND

The Planning Commission held a Work Session on SUP 26-3 on July 21, 2026 and recommended it move to a public hearing. The public hearing was held on August 18, 2026 where the Planning Commission recommend approval, 4-0 (Ainsworth and McGuire absent). SUP 26-3 will now move to a public hearing with the Town Council.

STAFF RECOMMENDATION

Hold Public Hearing.

Plan Warrenton 2040

Plan Warrenton 2040 designates 613 Frost Avenue and 569 Frost Avenue as being within the Broadview Commercial Character District and designated as Re-Planned Commercial. The summary of this district states *"Maintain and enhance the existing commercial corridor but add nodal development with mixed-use residential anchors and improve transitions to adjacent single-family neighborhoods. A Form-Based Transect is the best tool to transform Broadview Avenue to a neighborhood commercial corridor, with a consistent street frontage along Broadview and graceful step-downs in scale adjacent to adjoining neighborhoods."*

The majority of Commercial districts follow the *Experience Broadview Character District* policies. These are older highway Commercial areas which are encouraged to be re-planned to provide pedestrian-oriented streetscapes with parking behind buildings, interparcel connections, access and buffers between neighboring residential neighborhoods and, in certain cases, on street parking.

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.