



STAFF REPORT

Planning Commission Meeting Date:	July 21, 2026
Agenda Title:	SUP 2026-03: PlayVerse, LLC
Requested Action:	Hold Work Session
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

Zoning Ordinance Review

The following analysis is based on the relevant Articles of the Zoning Ordinance.

Article 6- Signs

Advisory Staff comment remains: Signage is noted within the statement of justification and throughout the plan, but there are not enough details provided to determine if the signage will meet the standards under Article 6 of the Zoning Ordinance. ***Staff recommend an approval condition that all signage shall be required to obtain separate permits.***

Article 9-8- Lighting

Advisory Staff comment remains: The applicant indicated that there were no exterior site lighting changes.

- ***As a recommendation, Zoning staff recommend that a condition of approval be added to any resolution approving the requested Special Use Permit to require fully-shielded, full cut-off light fixtures should fixture alterations be necessary.***

Article 10-2- Development or Land Use Requiring a Site Development Plan

Advisory Staff Comment remains: ***The applicant will be required to submit for a minor revision to the property's existing site development plan (SDP-1985-00) to show the high-visibility crosswalk.***

STAFF RECOMMENDATION

Hold Work Session. 100-Day Timeclock: July 21, 2026 – October 29, 2026

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.