



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass, Senior Planner

**RE:** Tradition’s Childrens Center – Site Plan

**DATE:** May 26, 2015

**GENERAL INFORMATION:**

**Applicant:** Tradition’s Childrens Center

**Requested Action:** Site Plan Approval

**Location and Size:** Property is generally located on the West side of SE Brick Drive and North of SE University Avenue containing approximately 1.27 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan / Alice’s Road Corridor Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1A
North	Vacant – Undeveloped	Community Village	PD/C-4 & PD/C-1A
South	People’s Trust and Savings Bank	Community Village	PD/C-1A
East	Winhall at Williams Pointe	Neighborhood Residential	R-3
West	Vacant – Undeveloped	Community Village	PD/C-1A

**BACKGROUND:**

The property in question is a 1.27 acre lot that is part of the recently approved Williams Pointe Plat 15 and located on the west side of SE Brick Drive and north of SE University Avenue. The subject property was originally rezoned in 2005 as part of a planned development and has been platted a number of different times. The applicant, Tradition’s Childrens Center proposes to construct a daycare facility on the site.



**ABOVE:** Aerial of Site Plan identifying the proposed development concept (outlined in **RED**) in relation to surrounding properties.

**PROJECT DESCRIPTION:**

The proposed project includes the construction of a 9,500 square foot building that will be operated as a daycare. The daycare facility would have the capacity to provide childcare for approximately 160 children. The interior of the buildings includes office space, classrooms, restrooms, and a kitchen.

**ACCESS AND PARKING:**

Access to the site will be provided in two locations, one access will be located on the north side of the site off of a private access drive. The second access will be provided on the south side of the site off of another private access drive for the development.

A total of 57 parking spaces are required for this facility. The total amount of parking proposed is 57 spaces (including 2 handicap accessible stalls and 7 que spaces). For the most part traffic throughout the parking lot will be two-way traffic.

**SIDEWALKS/TRAILS:**

As a part of the improvements required for this project, a five foot wide sidewalk will need to be installed along the west side of SE Brick Drive. The site plan indicates that installation of this sidewalk and a pedestrian ramp on the north end of the sidewalk.

Sidewalks are planned internal to the site, primarily around the buildings from the parking areas. The site plan does provide a pedestrian connection from the site to the public sidewalk that will be constructed along the west side of SE Brick Drive.

**UTILITIES:**

All utilities have been extended to the subject property during phases of previous platting of the subject property and surrounding property. Minor service stub extensions will occur, but no significant utility extensions will be necessary. A grease interceptor has been indicated on the utility plan. All utilities will be private.

Storm water detention for the proposed development will be provided in a detention basin located on the west side of Williams Point Plat 15. This basin will serve the detention needs for all of Williams Pointe Plat 15. Connection to existing storm sewers on the property will be made and water will be directed to the basin and then ultimately westward along SE University Avenue.

**OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space. The total project area is 1.27 acres and the proposed amount of open space is 35% of the project area. The applicant is responsible for the planting of 15 trees and 22 shrubs based upon the minimum open space requirement. There is a 30 foot landscape buffer provided along the east side of the property. The buffer plantings provided on the landscape plan comply with the landscape buffer requirements.

**ELEVATIONS:**

Elevations have been provided for your review. The elevations are proposed to primarily be comprised of stone and brick. Material samples will be available at the meeting for your reference.

**MISCELLANEOUS:**

A trash enclosure is proposed on the north side of the sit. A detail has been provided within the site plan and complies with the Site Plan Ordinance.

A lighting plan has been submitted and the proposed lighting is in compliance with the Site Plan Ordinance.

**STAFF RECOMMENDATION**

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass  
Senior Planner