



## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Goddard School – Site Plan

**DATE:** September 22, 2015

### GENERAL INFORMATION:

**Applicant:**

Goddard School

**Requested Action**

Site Plan Approval

**Location and Size:**

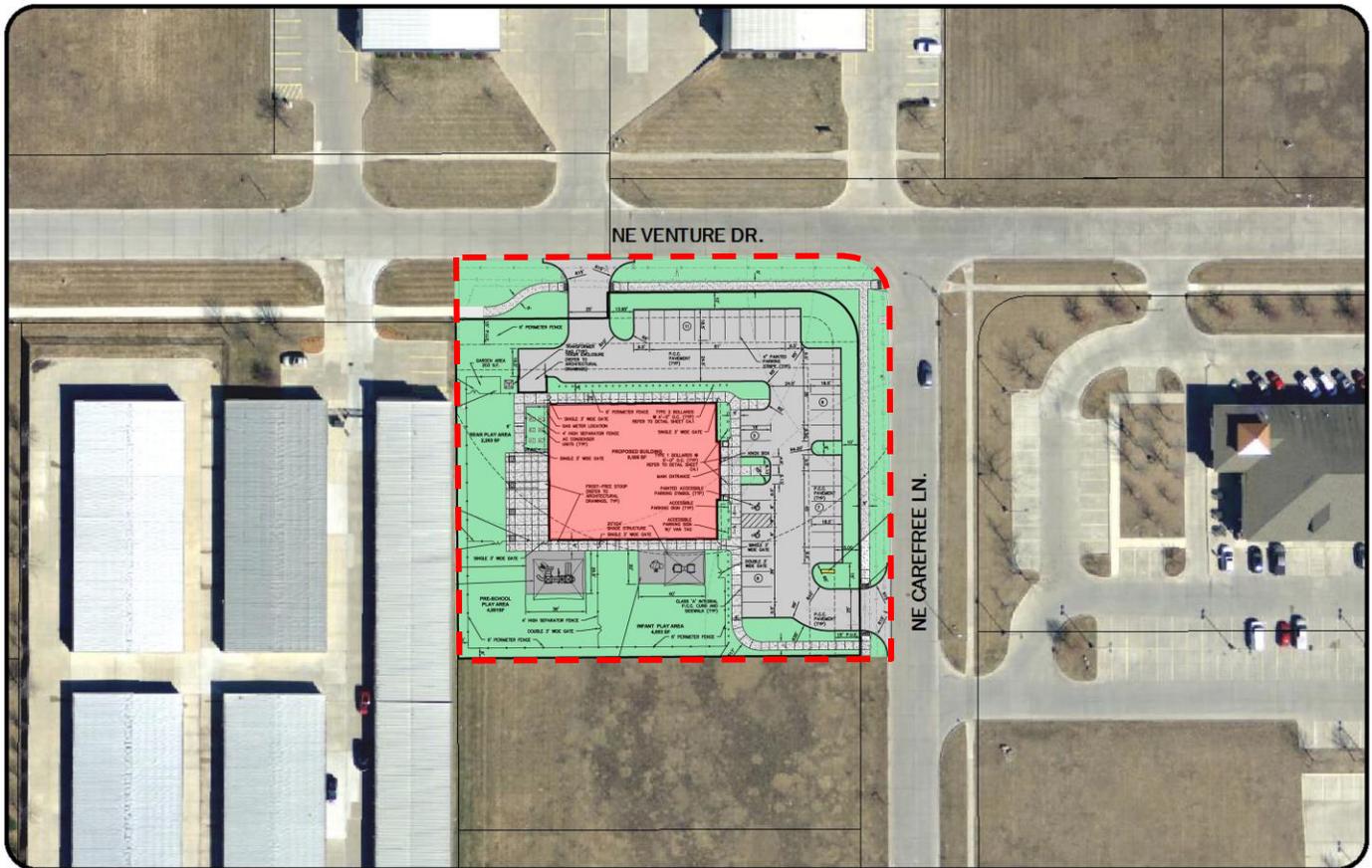
Property is generally located on the west side of NE Carefree Lane and south of NE Venture Drive containing approximately 1.15 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1
North	Business Park / Warehouse	Neighborhood Residential	M-1
South	Vacant – Undeveloped	Neighborhood Residential	C-1
East	Westwood Plaza – Shopping Center	Neighborhood Residential	C-1
West	StorageMart Self Storage	Neighborhood Residential	M-1

### BACKGROUND:

The subject property is located on the southwest corner of NE Venture Drive and NE Carefree Lane, just north of Hickman Road. The property in question is a 1.15 acre lot. The applicant, Goddard School 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 and early childhood learning facility. The daycare will have the capacity to provide childcare for approximately 128 children.

**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 NE Venture Drive. The second access will be provided on the east side of the site off of NE Carefree Lane.

A total of 22 parking spaces are required for this facility. The total amount of parking proposed is 35 spaces (including 2 handicap accessible stalls and 11 queue spaces). Traffic throughout the parking lot will be two-way traffic.

**SIDEWALKS/TRAILS:**

As part of the improvements required for this project, a five foot wide sidewalk will need to be installed along the south side of NE Venture Drive and along the west side of NE Carefree Lane.

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 NE Carefree Lane.

**UTILITIES:**

All utilities have been extended to the subject property during phases of previous platting. Minor service stub extensions will occur, but no significant utility extensions will be necessary. A grease interceptor will be installed underground on the east side of the property.

Storm water from the site will drain into intakes located throughout the perimeter of the site, but for the most part along the south and west sides of the property.

**OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space. The total project area is 1.15 acres and the proposed amount of open space is 41% of the project area. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS:**

The proposed building will be constructed of fiber cement siding and stone, both in a tan color. The roof will be composed of asphalt shingles. Material samples will be available at the meeting for your reference.

**MISCELLANEOUS:**

A trash enclosure is proposed on the north side of the site. The enclosure will be composed of the same stone that is proposed on the building as well as a gate located on the north side to provide access to the trash containers. A detail has been provided within the site plan.

A lighting plan has been submitted and city staff is currently working with the applicant to make minor changes to the plan in order to comply with the City's 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**

Melissa DeBoer, AICP  
Planner II