



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Safe Splash – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** September 22, 2020

**MEETING DATE:** September 29, 2020

### GENERAL INFORMATION

<b>Owner:</b>	Greater Iowa Credit Union
<b>Applicant:</b>	Safe Splash
<b>Owner's Representative:</b>	Brad Kuehl, Bishop Engineering
<b>Request:</b>	The applicant is requesting approval of a site plan for an indoor swim school.
<b>Location and Size:</b>	Property is generally located north of SE University Avenue and east of SE Alice's Road, containing approximately 1.19 acres.
<b>Property Address:</b>	1175 SE University Avenue

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
North	Vacant – Undeveloped	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
South	Vacant – Undeveloped	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
East	Daycare (Traditions Children's Center)	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
West	Commercial	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)

## PROJECT DESCRIPTION

The project includes the construction of a single-story building that is approximately 6,500 square feet in area. The building will be used for an indoor swim school. The main entrance to the building is located along the north.

A trash enclosure is proposed at the southeast corner of the site and a monument sign is shown at the northwest corner of the site, along the private street to the north.

## ACCESS AND PARKING

There are several accesses into this site from the surrounding properties. These are all private, shared accesses. There are several different ways to get into this site from the surrounding public streets.

A total of 26 parking spaces are required for this facility. The total amount of parking proposed is 43 spaces including 2 accessible stalls.

## SIDEWALKS/TRAILS

No public sidewalks or trails are proposed with this project. Sidewalks are proposed interior to the site in order to provide pedestrian connections from the parking lot to the proposed building and around the building.

## UTILITIES

This site will be serviced with all public utilities. Storm water detention is provided with a regional detention basin located to the west of the subject site.

### **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 36%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

### **ELEVATIONS**

The elevations of the building are proposed to be constructed mostly of stone, fiber cement board and aluminum storefront. The trash enclosure will be constructed of the same stone to match the building and will include steel gates.

### **MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

### **COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Safe Splash subject to remaining staff comments.