



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Shadow Creek Daycare – Site Plan

**DATE:** November 14, 2017

**GENERAL INFORMATION:**

**Applicant:** Shadow Creek II, LLC

**Requested Action** Site Plan Approval

**Location and Size:** Property is located south of NE Douglas Parkway and east of NE Addison Drive, containing approximately 1.92 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1
North	City of Clive	N/A	N/A
South	Single Family Residential	Neighborhood Residential	R-2
East	Casey’s Gas Station – Currently Under Construction	Neighborhood Residential	C-1
West	Single Family Residential	Neighborhood Residential	R-2

**BACKGROUND:**

The subject property is located south of NE Douglas Parkway and east of NE Addison Drive, within the Landing at Shadow Creek Plat 4 development. The subject property contains approximately 1.92 acres. The applicant, Shadow Creek II, LLC, is requesting approval for a site plan to construct a daycare.



**ABOVE:** Aerial of the site plan (outlined in **YELLOW**) in relation to the surrounding properties.

### **PROJECT DESCRIPTION:**

The project involves the construction of a daycare building that is proposed to be approximately 13,570 square feet in area. The proposed building also includes a smaller tenant space located within the east portion of the building that could be used for a separate tenant at some point in the future. A monument sign is planned at the northwest corner of the site.

The site plan identifies two separate, fenced-in, play areas. One is located along the west side of the building and one is located along the south side of the building. These play areas both have two proposed egress points per building code requirements.

### **ACCESS AND PARKING:**

Three accesses are provided to the site from the public streets. One access will be provided off of NE Douglas Parkway through the shared access for the other commercial sites within this development. The other two accesses are provided off of NE Addison Drive. The north access off of NE Addison Drive is a one-way only access; cars will not be allowed to turn out of this driveway onto NE Addison Drive. The south access off of NE Addison Drive is a full access.

The drive on the north side of the building is a one-way only drive and includes angled parking. All other drives around the site are two-way drives.

A total of 65 parking spaces are required for this facility. The total amount of parking proposed is 77 spaces (including 4 accessible spaces).

**SIDEWALKS/TRAILS:**

A 5 foot wide sidewalk will be constructed along both the north and west sides of the site along NE Addison Drive and NE Douglas Parkway. Several connections into the site from the public sidewalks have been provided.

**UTILITIES:**

This site will be serviced with all public utilities. Storm water detention will be provided through the detention pond located on the south side of the site.

**OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 46%. This site includes landscape buffers on all sides of the property facing the public right-of-way – north, south, and west. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS:**

The proposed building is a single story building. The elevations of the building are proposed to be constructed of cultured stone, cement paneling, architectural metal paneling, and storefront glazing. The trash enclosure, located just south of the building, will also be constructed of the same stone material to match the building. The building materials proposed for this building are the same as the Shadow Creek Shopping Center building located on the site to the southeast of the subject property.

**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.

**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