

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** New Creations – Preliminary Plat/Site Plan & Final Plat

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

**REPORT DATE:** May 20, 2022

**MEETING DATE:** May 24, 2022

### GENERAL INFORMATION

**Owner:** Alice's L.C.

**Applicant:** NC Waukee, LLC.  
GE Waukee LLC.

**Project Manager:** Paul Clausen, PE, Civil Engineering Consultants, Inc.

**Request:** The applicant is requesting approval of a preliminary plat/site plan and final plat for a daycare.

**Location and Size:** Property is located north of Hickman Road and west NE Alice's Road, containing approximately 2.28-acres.

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
North	Multi-family Apartment Development	Mixed Use	R-3 / PD-1 (Multi-Family Residential District with a Planned Development Overlay)
South	Retail	Mixed Use	C-1B (Large Scale Commercial District)
East	Retail / Hy-Vee Grocery Store	Community Commercial	C-1B (Large Scale Commercial District)
West	Retail	Mixed Use	C-1B (Large Scale Commercial District)

**PROJECT DESCRIPTION**

The project includes the construction of two separate daycare buildings – one adult daycare and one child daycare building. Both buildings are single-story buildings. The adult daycare building is 9,613 square feet in area and the child daycare building is 12,836 square feet in area. The building that contains the adult daycare includes a canopy on the west side of the building that will be used as a drop-off area.

The site plan shows a shared courtyard area between the two buildings and a shared trash enclosure in that area. Each of the daycare buildings has their own fenced-in yard areas. The adult daycare includes outdoor amenities such as a walking path, pergola, hardscaped patio area, and artificial turf. The child daycare yard includes outdoor playground structures.

The site plan also identifies areas to the east of the child daycare building for potential parking lot expansion. This would require separate site plan approvals at the time of future expansion.

The final plat identifies a total of 2 lots, each lot consists of one building. Lot 1 is 1.11-acres and contains the adult daycare center and Lot 2 is 1.17-acres and contains the child daycare center.

**ACCESS AND PARKING**

One full access will be provided to this site off of NE Venture Drive. An exit drive will be provided at the west side of the site in order to allow adult drop-off along the west side of the adult daycare building. Both access points are to private streets within the Prairie Crossing development. Ingress/egress is provided through a blanket easement for the entire development in order to provide access throughout the development.

A total of 53 parking spaces are required for this project and 54 spaces are provided, including 4 van accessible spaces.

**SIDEWALKS/TRAILS**

A five-foot wide sidewalk will be provided into the site to provide a connection to the sidewalk to the west. Several sidewalks will be constructed to allow for pedestrian access from the parking lot areas to the building and around the building.

## **UTILITIES**

This site will be serviced with private utilities that have been constructed with the platting of the overall Prairie Crossing development. All utilities within the site will be privately owned and maintained.

Storm water detention for this property is provided by regional detention basins that collect water for the overall development.

## **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 33%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

## **ELEVATIONS**

The building elevations are proposed to be constructed of stone veneer, LP siding, metal panel, aluminum storefront, glass, and a steel overhead door for the trash enclosure. Elevations of the proposed buildings have been provided for review.

## **MISCELLANEOUS**

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements.

## **STAFF RECOMMENDATION**

The proposed preliminary plat/site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.