

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Higher Ground Education – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: December 9, 2022

MEETING DATE: December 13, 2022

GENERAL INFORMATION

Owner:

Alices, LC

Applicant:

Murphy Real Estate Services, LLC

Project Manager(s):

Andrew Gullone / Patrick Bennet, PE with Civil & Environmental Consultants, Inc.

Request:

The applicant is requesting approval of a site plan for a daycare.

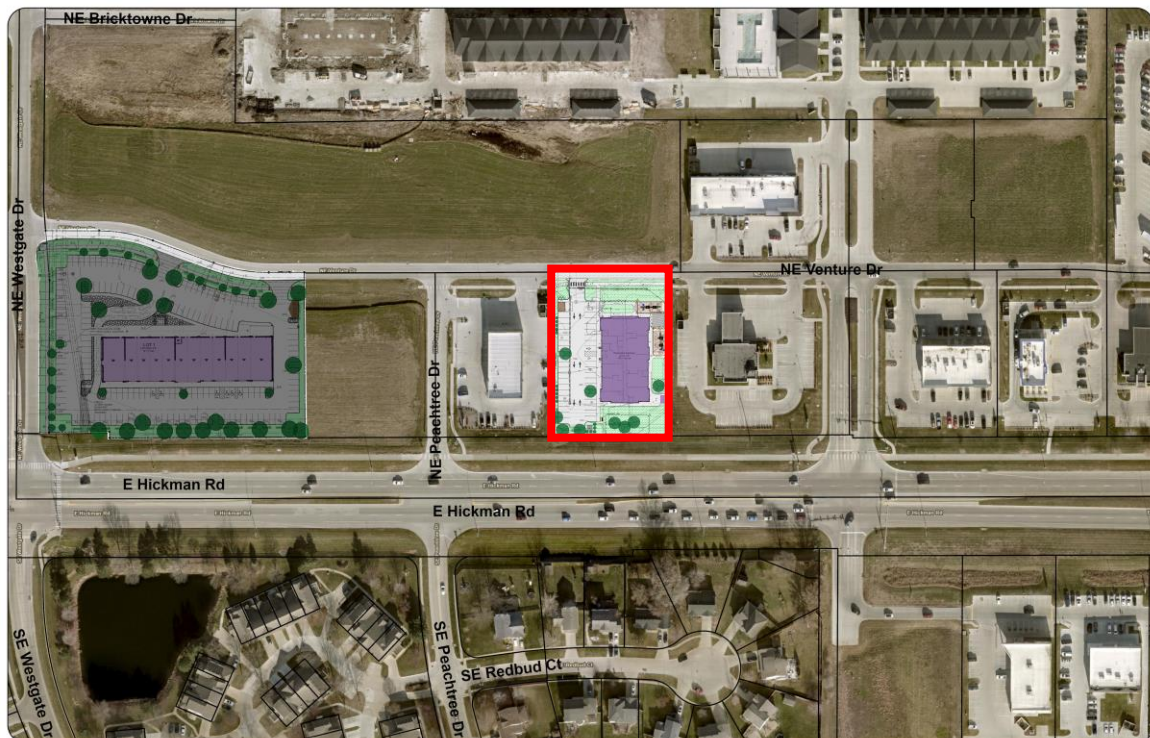
Location and Size:

Property is located north of Hickman Road and west of NE Alice's Road, containing approximately 1.11 acres.

Property Address:

605 E. Hickman Road

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	Vacant - Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
North	Vacant - Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
East	Retail – Veridian Credit Union	Mixed Use	C-1B (Large Scale Commercial District)
West	Retail – Firestone	Mixed Use	C-1B (Large Scale Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story building for a daycare. The building is proposed to be approximately 10,614 square feet in area. The main entrance to the building is located along the west side of the building.

The site includes a fenced in playground area. The proposed fence is a 4-ft tall, black aluminum fence. A small storage shed is also proposed within the playground area, to the east of the building.

A trash enclosure is proposed at the northwest corner of the parking lot. A monument sign is shown at the south side of the site along Hickman Road.

ACCESS AND PARKING

One access is provided into the site off of NE Venture Drive to the north. NE Venture Drive is a private street.

A total of 23 parking spaces are required, they are providing 37 spaces, including two accessible spaces. They are also providing 3 bicycle parking spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A five-foot-wide sidewalk will be provided along the north side of the site, adjacent to NE Venture Drive. A sidewalk will be provided into the site from this sidewalk. A ten-foot-wide trail exists along Hickman Road to the south.

UTILITIES

All utilities will be provided to this site. Storm water detention will be accommodated in the existing private detention basins located to the north of this site. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

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 applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of brick, stone, and Hardie siding. The trash enclosure and shed are proposed to be constructed of materials to match the building.

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

The proposed site plan is in general conformance with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval subject to remaining staff comments.