

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** New Horizon Academy / Parkside Commercial Plat 1 – Preliminary Plat / Site Plan and Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** April 5, 2024

**MEETING DATE:** April 9, 2024

### GENERAL INFORMATION

**Owner:**

Parkside Waukee, LLC

**Applicant:**

New Horizon Academy

**Owner's Representative:**

Nikki Neal, ASLA, Civil Design Advantage

**Request:**

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a daycare facility.

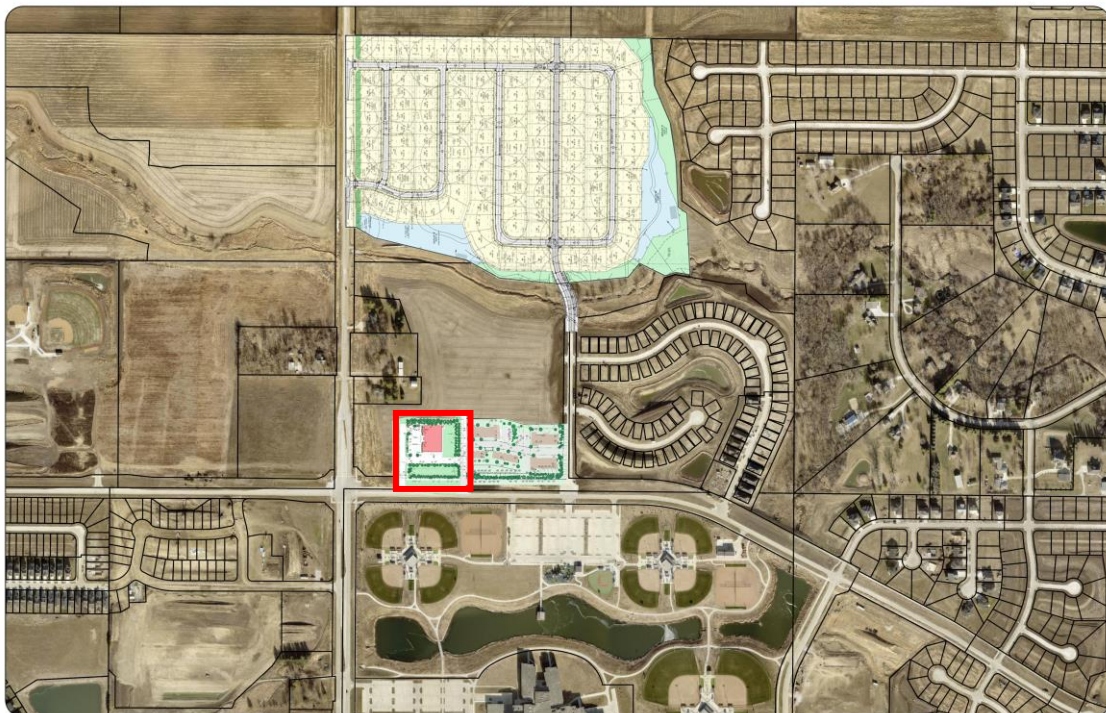
**Location and Size:**

Property is generally located north of NW Douglas Parkway and east of NW 10<sup>th</sup> Street containing approximately 1.93-acres.

**Site Address:**

905 NW Douglas Parkway

### 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	Neighborhood Commercial	C-1 (Community and Highway Service Commercial District)
North	Vacant - Undeveloped	Single Family Residential	R-3 (Multi-Family Residential District)
South	City Park – Triumph Park	Institutional / Open Space	A-1 (Agricultural District)
East	Vacant – Undeveloped (Future Parkside Proper)	High Density Residential	R-3 (Multi-Family Residential District)
West	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community and Highway Service Commercial District)

**PROJECT DESCRIPTION**

The project includes the construction of a single-story daycare building. The building is just over 12,600 square feet in area and 24-feet in height. The site plan includes an outdoor playground area to the east of the building. The playground will be enclosed with a 5-foot tall, black ornamental steel fence. A small storage shed is shown at the northeast corner of the building, within the playground area.

A trash enclosure is shown at the northwest corner of the site and a monument sign is shown at the southwest corner of the site.

The final plat includes one lot that is 1.93-acres in area.

**ACCESS AND PARKING**

Two accesses will be provided into this site off NW Douglas Parkway. Both accesses off of NW Douglas Parkway are private and include ingress/egress easements.

A total of 33 parking spaces are required for this project and 36 spaces are provided, including 2 accessible spaces.

**SIDEWALKS/TRAILS**

A ten-foot-wide trail will be provided adjacent to the site along NW Douglas Parkway. A private sidewalk will provide pedestrian access into the site from the public trail. Several sidewalks will be constructed surrounding the parking lot and building to allow for pedestrian access from the parking lot areas to the building and around the building and playground areas.

**UTILITIES**

The site will be serviced with all public utilities. Stormwater detention will be provided in a detention basin at the south side of the site.

**EASEMENTS**

All proposed easements have been indicated on the final plat. Landscape buffers will be installed along the north, east, and south sides of the 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 53%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance. Landscape buffer plantings will be provided along the north, east, and south sides of the site.

## **ELEVATIONS**

The elevations of the building will be constructed of mostly brick, fiber cement board and batten, storefront system, and stone. The trash enclosure and storage shed will be composed of the same materials as the building. Elevations of the proposed building have been provided for review.

## **STAFF RECOMMENDATION**

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