



February 13, 2015

SP-14-00466: A site plan for a 3,006 SF building addition, minor parking lot revisions, and the use of artificial turf located in the interior courtyard area located at 2201 Ousdahl Road, Schwegler School. Submitted by Grob Engineering Services LLC, for USD 497, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Site Plan subject to the following conditions:

1. The applicant shall provide a revised site plan to include the following notes and changes:
 - a. A note should be added to the site plan to indicate mechanical equipment will be appropriately screened per City Code.
 - b. Any changes to lighting are subject to compliance with section 20-1103 of the Land Development Code.

ASSOCIATED CASES

- SP-5-35-05; picnic shelter addition on south side of building.
- SP-14-00225; temporary modular classroom.
- PP-14-00303; Preliminary Plat approved September 22, 2014.
- PF-14-00442; Final plat for Schwegler Addition recorded with the Douglas county Register of Deeds Office on January 27, 2015 Plat Book 18 Page 743.

KEY POINTS

- Proposed building addition is 3,006 SF located on the east side of the building.
- Temporary classroom will be removed when site construction is complete.
- Site includes minor changes to the existing parking lots.
- Site includes an interior courtyard space. This space includes new sidewalk area as well as artificial turf.

OTHER ACTION REQUIRED

- Submittal of digital copy of the approved site plan for release to Development Services for building permits.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study provided. No comments.
- *Downstream Sanitary Sewer Analysis* – Not required for project.
- *Historic Review Standards or other applicable design guideline* – Not applicable for project.
- *Drainage Study* – A drainage study is being completed in conjunction with the Capital Improvement Project for 23rd Street & Ousdahl Road Project PW1134.
- *Retail Market Study* – Not applicable to this project.
- Alternative Compliance – None requested with this application.

COMMUNICATIONS RECEIVED

1. None received

GENERAL INFORMATION

Current Zoning and Land Use GPI (General Public and Institutional) District. Existing elementary school.

Surrounding Zoning and Land Use RS7 (Single-Dwelling Residential) District to the north and east. Existing residential homes.

CS (Commercial Strip) District to the south and west. Existing commercial businesses.

Legal Description: Schwegler Addition

SITE SUMMARY		
	Existing	Proposed
Land Use:	Elementary School	Elementary School temporary classroom
Land Area (sq ft):	338,948 (7.78 acres)	338,948 (7.78 acres)
Total Impervious Area (sq ft):	131,764	133,869
Total Pervious Area (sq ft):	205,207	203,102
Buildings	53,076	54,306
(Temporary building)	1,680	0

SUMMARY OF REQUEST

The request is for a building addition on the east side of the existing structure. There are two areas that will be added to; 306 SF in the northeast corner and 2,700 SF in the center part of the site. The existing temporary 1,680 SF building will be removed when construction is complete. Additional site changes include minor modifications to the existing parking lots, extension of sidewalk along W. 22nd Street and Ousdahl Road as well as the creation of an interior courtyard area. This area includes artificial turf and is therefore subject to City Commission approval for this element.

The City and the School District are partnering to construct a detention area in the southwest corner of the site as part of a public improvement project.

PARKING SUMMARY

Parking for the school is in a lot located on the south side of W. 22nd Street west of the building. Additionally parking is located in a paved lot to the south of the building accessed from Ousdahl Road.

<i>Use</i>	<i>Parking Requirements</i>	<i>Spaces required</i>	<i>Spaces Provided</i>
Elementary School	1 space per 1.5 teachers and employees (75 staff)	1.5 spaces x 75 staff = 50	92

STAFF REVIEW

Landscaping and Screening

Street Trees: This property is adjacent to W. 22nd Street and Ousdahl Road. Street trees are required at a ratio of one tree per 40' of frontage. Existing street trees may be counted toward this requirement depending on the location and health of the trees. Street trees will be added with this project.



Figure 1: W. 22nd Street With No Street Trees

Buffer Yard Requirements:

The property to the north and east is zoned RS7. A type 3 buffer yard is applicable to the area along W. 22nd Street and Ousdahl Road. Additionally the north and east property lines coincide with the street right-of-way. The areas to the south and west are zoned commercial. There are no specific buffer yard requirements applicable to the south and west property lines for the GPI district when abutting property zoned CS. This site was originally developed prior to this design standard. The existing building, building entry areas, parking lot and open spaces located along W. 22nd Street and Ousdahl Road are consistent with existing development pattern of the surrounding neighborhood. The area to the south and west, zoned commercially are adequately screened with existing vegetation.

Interior Landscaping:

This design standard applies to parking lots. Minor changes to the existing parking lots are proposed with this site plan. This site would ordinarily require 3,680 SF (92 spaces) of interior landscape in the form of islands and terminating areas of a parking lot. The parking lot design predates this requirement. The north parking lot provides a new curb line and a new trash enclosure area but no changes to the existing surface parking arrangement. This lot includes 75 parking spaces. Landscape areas are located along the east, west, and south sides of the parking lot. These areas do not include any screening other than a mature tree located on the south side. Interior landscape islands are not required at this time since the main portion of the parking lot is not proposed to be altered with this application.



Figure 2: Existing Parking Lot Without Interior Landscapae

The south parking lot currently includes 44 spaces with a drop off lane around the perimeter of the site. The revised parking lot increases this lot by two (accessible) spaces located at the east end with a cross walk connecting to the main building to the north. These two spaces include new landscape to screen the spaces. The number of spaces located along the south side of the lot (16) does not change though new parking lot curb is added in the southeast corner of the lot. The existing playground located east of this parking lot will be relocated to the west side of the building with this project.



Figure 3: Existing Outdoor Play Yard

during drop off and pick-up times. They will remain closed but not locked during school times and after pick up is complete. This arrangement is intended to provide additional security to the school.

Mechanical Equipment:

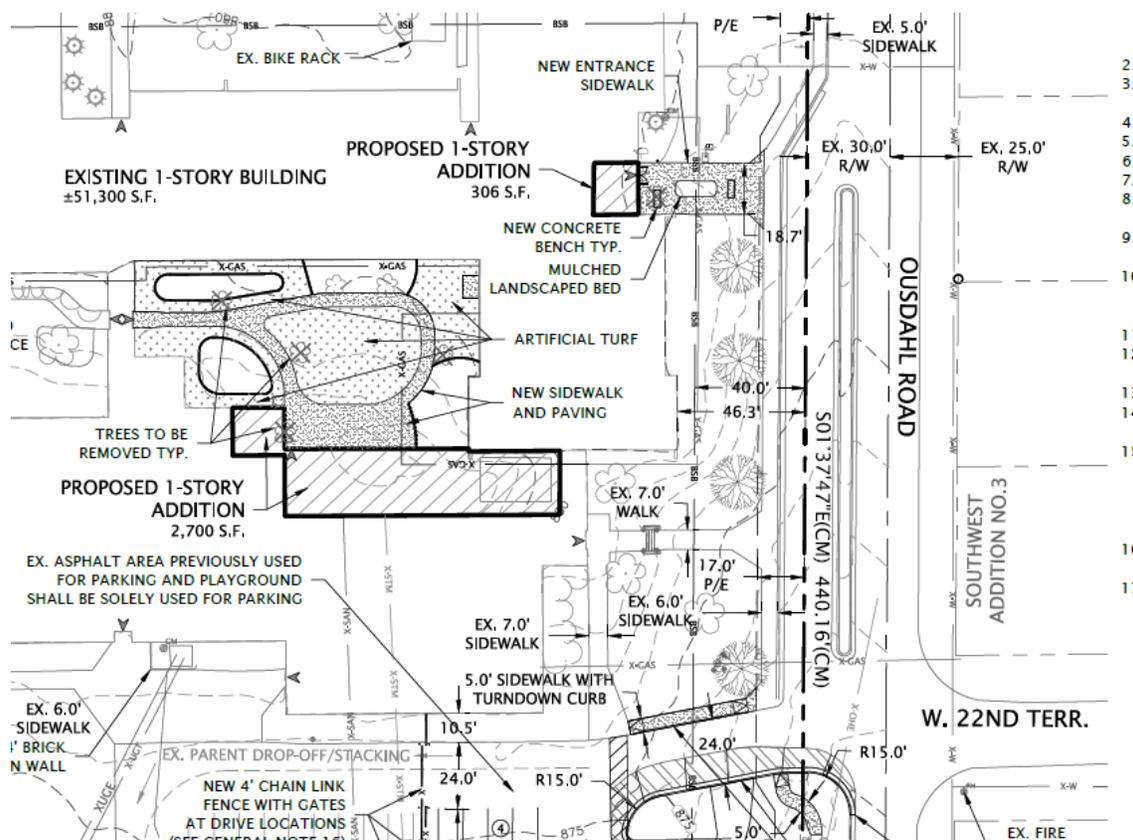
Mechanical equipment must be screened per the Development Code. A note should be added to the site plan to indicate mechanical equipment will be appropriately screened per City Code.

Alternative Compliance:

Alternative compliance has not been requested with this application.

Artificial Turf

This site plan includes a small interior courtyard area that proposes the use of artificial turf. Use of this material requires City Commission approval per section 20-1009 (b).



The use of artificial turf in this application does not negate the purposes of Section 20-1001 regarding landscape requirements of the Development Code. The area is enclosed on all sides with building. Access to the space is from within the building.

Lighting

There are no changes to the exterior lighting proposed for this site plan. Any changes to lighting are subject to compliance with section 20-1103 of the Land Development Code. Staff recommends the applicant revise the site plan to include this note on the face of the drawing.

Historic Resources Commission OR Commercial/Industrial Design Standards

This property is not located within any dedicated historic district or environs. This property is not subject to any commercial or industrial design guidelines.

Access

Vehicular access to this site is provided from W. 22nd Street, a local street, and Ousdahl Road, a collector street. No changes to access locations are proposed. New curb will be provided to access the parking area from Ousdahl Road.

Sidewalks

This site includes a public sidewalk along Ousdahl Road and a partial sidewalk along W. 22nd Street. Interior sidewalks provide connections to the various building openings and between the parking area and the buildings.

The west half of the property along W. 22nd Street lacks public sidewalk. The site plan includes extending the sidewalk along W. 22nd Street to the west property line and a small sidewalk segment will be added on the south side of the reconstructed driveway to Ousdahl Road.



Floodplain

This property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

This property is being platted as Schweglar Addition. The Final Plat has been approved but has not been recorded with the Douglas County Register of Deeds Office yet.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

This site was developed prior to existing development standards regarding building placement, parking lots, and landscape design. Additionally, the existing building encroaches into the buildings setback along the north property line (40' setback required when abutting an R zoned property). The GPI district has a greater setback than the zoning district applicable at the time of development. The proposed location of the building additions do not increase or encroach into the building setbacks along Ousdahl Road.

Property is not located within the boundary of a registered neighborhood.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

The property is zoned GPI (General Public and Institutional). Elementary schools are allowed in this district.

4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;

Ousdahl Road is a designated collector street and designated as a future bike route. No changes are proposed to the vehicle access and circulation for this site with this application.

5) The site plan provides for the safe movement of pedestrians within the site;

Internal pedestrian walkways are provided throughout the property. Noted in the body of the staff report is a discussion of the proposed extension of public sidewalk along the north side of the property (W. 22nd Street) to the west property line.

Conclusion

The overall improvements to the site are generally minor when considered individually. The building additions represent only 6% of the existing building. However, the site includes changes to the south parking lot, addition of a larger detention area related to a planned public improvement project and a new trash enclosure are on the north side of the site. The site also includes the addition of street trees along W. 22nd Street and Ousdahl Road and the extension of public sidewalk along the perimeter of the site.