

 <p>ST. CHARLES SINCE 1834</p>	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Application for a Special Use and PUD Preliminary Plan for a Children of America Daycare Center		
	Staff:	Matthew O'Rourke		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 11/8/11	X
APPLICATIONS UNDER CONSIDERATION:				
Application for a Special Use			Application for a PUD Preliminary Plan	
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Report dated 11-4-11				
EXECUTIVE SUMMARY:				
<p>The applicant, Bob Rasmussen, has submitted Applications for a Special Use and PUD Preliminary Plan for a Children of America daycare center on a portion of Lot 2. The salient features of the proposed development are as follows:</p> <ul style="list-style-type: none"> • The daycare is proposed in the same location as the approved building 4. • The building footprint is reduced from 11,000sf to 10,000sf. <ul style="list-style-type: none"> ○ The new footprint is 15 ft. wider and 20 ft. more shallow than the original footprint. • A 4,000 SQ FT outdoor play area is proposed north of the Daycare Center. • The existing curb cut off of the internal east west access drive is relocated further east. • This proposal will add 3 parking spaces for a total of 191 for all 4 buildings. • The eastern parking lot has been shifted 24 ft. to the east. • Access to the site is through an existing network of drives with a full access on Tyler Road and a right-in right-out on Rt. 64. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
<p>Make a recommendation regarding the Application for a Special Use for a Daycare Center and for the Application for a PUD Preliminary Plan.</p> <p>Staff is recommending approval and has provided Findings of Fact to support that recommendation.</p>				
<i>For office use only:</i>		<i>Agenda Item Number: 5</i>		

Community Development
 Planning Division

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ST. CHARLES
 SINCE 1834

Staff Report

TO: Chairman Todd Wallace
 and Plan Commission Members

FROM: Matthew O'Rourke, AICP
 Planner

RE: Proposed Special Use and Preliminary PUD Plan (Children of America)

DATE: November 4, 2011

I. APPLICATION INFORMATION:

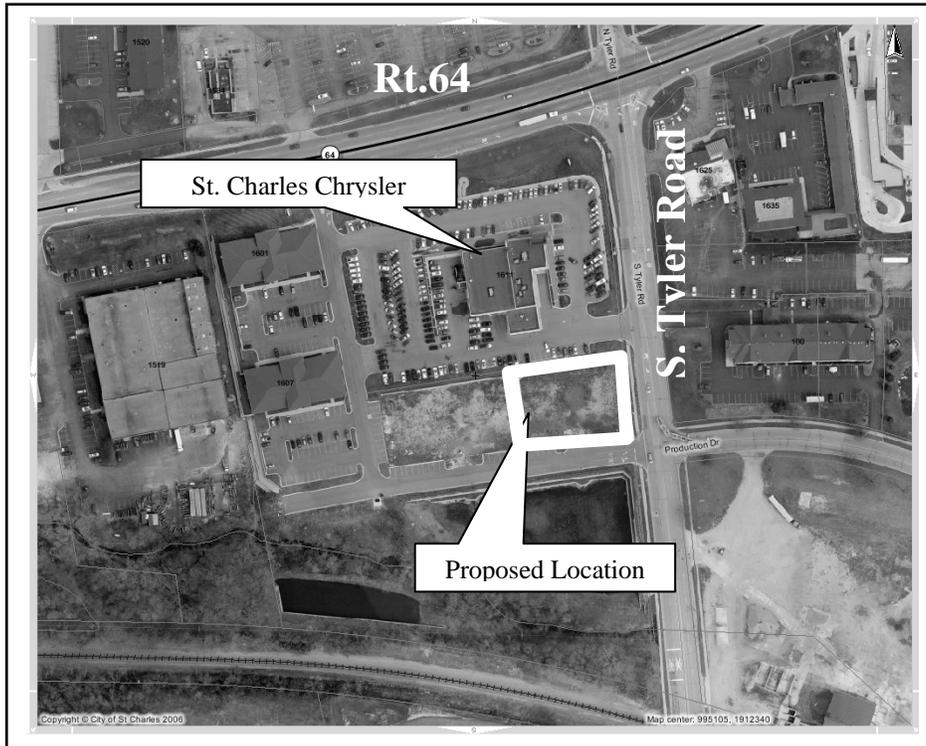
Project Name: Tyler & Rt. 64 PUD - Special Use for a Daycare (Children of America)

Applicant: Bob Rasmussen

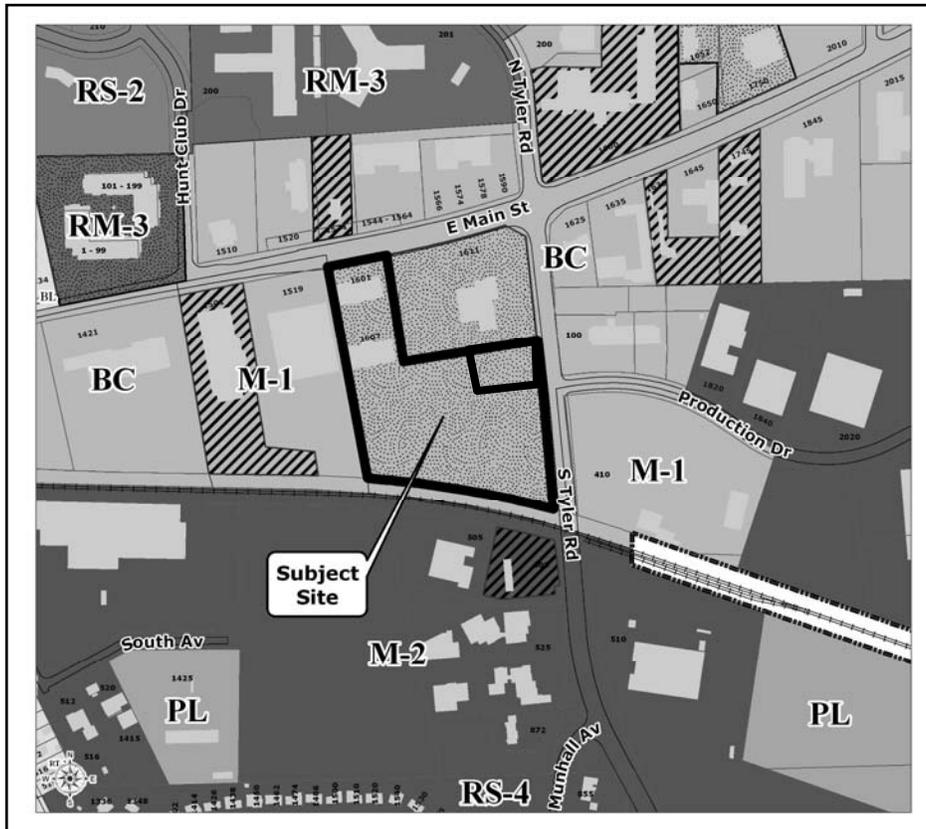
Purpose: To Develop Property as a Daycare Center

General Information:		
Site Information		
Location	Lot 2 in the Tyler and Rt. 64 PUD, Southwest Corner of Tyler Road and Rt. 64; South of the St. Charles Chrysler Dealership	
Acres	0.5	
Applications	1) Special Use for a Daycare Center 2) PUD Preliminary Plan	
Applicable Zoning Code Sections	All provision for the PUD are incorporated into ORD 2004-Z-14	
PUD ORD-2004-Z-14	ORD 2004-Z-14 established the bulk standards and list of permitted and Special Use on the site.	
Existing Conditions		
Land Use	Vacant	
Zoning	BC- Community Business District (PUD)	
Zoning Summary		
North	BC- Community Business District (PUD)	St. Charles Chrysler Dealership
East	BC- Community Business District	Days Inn
South	BC- Community Business District (PUD)	Detention Pond
West	BC- Community Business District (PUD)	Vacant/ Office Buildings
Comprehensive Plan Designation		
Retail and Service		

Aerial Photo



Surrounding Zoning



II. OVERVIEW:

1. BACKGROUND

In 2004, the City Council approved Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and Rt. 64 PUD)”. The approved PUD included two lots. Lot 1 was developed as the Al Piemonte Dealership (now St. Charles Chrysler). Lot 2 was approved with 4 office buildings and a stormwater retention facility. Two of these office buildings are already constructed.

2. PROPOSAL

The applicant, Bob Rasmussen, has submitted Applications for a Special Use and PUD Preliminary Plan for a Children of America daycare center on a portion of Lot 2. The salient features of the proposed development are as follows:

- The daycare is proposed in the same location as the approved building 4.
- The building footprint is reduced from 11,000sf to 10,000sf.
 - The new footprint is 15 ft. wider and 20 ft. more shallow than the original footprint.
- A 4,000 SQ FT outdoor play area is proposed north of the Daycare Center.
- The existing curb cut off of the east-west access-drive is relocated further east.
- This proposal will add 3 parking spaces for a total of 191 four all 4 buildings.
- The eastern parking lot has been shifted 24 ft. to the east.
- Access to the site is through an existing network of drives with a full access on Tyler Road and a right-in right-out on Rt. 64.

III. ZONING ANALYSIS

The majority of permitted uses and bulk standards were incorporated into ORD 2004-Z-14. Staff has reviewed the proposal to ensure compliance with those standards as detailed below:

1. PERMITTED AND SPECIAL USES

Per Exhibit III of the Tyler and Rt. 64 PUD, Nursery Schools and Daycare Centers are listed as a special use.

Additionally, the underlying Zoning District for this property is BC-Business Community. Daycare Center is listed as a permitted use in the underlying Zoning District.

2. BULK STANDARDS

Table 1 details Staff’s review to ensure compliance with the established bulk standards.

Table 1

Category	Standards Established per ORD 2004-Z-14	Proposed
Lot Area		No Changes
Lot Width	Layout approved as part of PUD	No Changes
Building Setbacks:		
<i>Tyler Road Setback</i>	40’ from S. Tyler Road	117’ from S. Tyler Road

<i>Interior Side</i>	5'	N/A
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	20'	29.7'
Parking/Paving Setbacks:		
<i>Tyler Road Setback</i>	40' from S. Tyler Road	41.1'
<i>Interior Side</i>	N/A	N/A
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	None	0'
Building Coverage (FAR)	N/A	N/A
Parking Stall Size	9' wide by 18'	9' wide by 18'
Drive-Aisle Width	24' Wide	24' Wide

Parking

Category	Standards Established per ORD 2004-Z-14	Proposed
Parking Requirement (Per Approved PUD Preliminary Plan for all 4 Buildings)	188 Shared Parking Spots	191 Shared Parking Spots
Parking Requirement for Daycare Centers	1 Space per Employee and 1 Space per Every 15 Students	21 Employees (21 Spaces) 183 Students (12.2 Spaces) Total of 33 Off-Street Spaces Required 40 Spaces Shown on Site Plan

Staff examined the difference in parking requirements for the original proposed office use and the Daycare Center use. The approved PUD contemplated 188 shared parking spaces based on the use category, professional office. The parking requirement for professional office is 4 spaces per every 1,000 SQ FT of floor area. The original building at 11,000 SQ FT would have had a requirement of 44 spaces. The Daycare use requires 33 off-street parking spaces; therefore, the revised proposal shows an increase in the total number of off-street parking spaces provided, and a decrease in the number of required off-street parking spaces.

Architectural Review

Section 2 A. Preliminary Plan Approval of Ordinance 2004-Z-14 states, “Building elevations for Office Buildings Three and Four on Lot 2 must be approved by the City Council, upon recommendation by the Plan Commission, prior to issuance of any building permits for these buildings.”

The applicant has submitted elevations for the proposed building. The materials shown compliment the color scheme and design of the approved elevations for buildings 1 and 2.

Landscape Review

Staff compared the revised landscape plan to the one approved as part of the PUD. This plan shows an increase in the amount of overall landscaping. An additional 10.5ft of foundation landscaping has been added east of the proposed building.

IV. PUBLIC HEARING

The Plan Commission held a public on 10-18-11 regarding this application. During that hearing, there were traffic concerns raised by members of the public. In particular, how the proposed use would affect the surrounding road network.

Staff has examined the proposed special use within the context of the Tyler and Rt. 64 PUD and the surrounding road network. There are no known capacity issues in this vicinity.

Staff also considered this use within the context of the surrounding properties and the underlying Zoning District of the subject property. The majority of the properties in the location are zoned BC-Community Business District, including the subject property. Daycare is considered a permitted use in the BC District, and therefore would not require a Special Use review or traffic analysis when a new daycare use is established. Daycare is considered a special use in the Tyler and Rt. 64 PUD because the property was zoned M1 Limited Manufacturing District at the time the PUD was approved. However, in 2006 the underlying zoning was modified as a result of the complete Zoning Ordinance rewrite. At that time, it was determined that the character of this development is more commercial in nature and not manufacturing. Therefore, the request for a daycare does not create any unique concerns in this location.

V. REQUESTED ACTION

Make a recommendation regarding the Application for a Special Use for a Daycare Center and for the Application for a PUD Preliminary Plan.

Staff is recommending approval and has provided Findings of Fact to Support that recommendation.

VI. FINDINGS OF FACT FOR SPECIAL USE:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed daycare use is located near existing commercial businesses, offices, manufacturing facilities, and residential districts and will provide a convenient location for local employees or residents. The location is situated on a collector street that provides convenient access for anyone trying to enter this site.

2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

All necessary utilities, access roads, and other facilities are already constructed, or will be constructed in conjunction with this project. The majority of utilities needed for the development of the proposed use were constructed as part of the Tyler and Rt. 64 PUD.

- 3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The proposed use is similar in character to the existing businesses and permitted uses in the surrounding neighborhood. The proposed use will be a harmonious mix with the surrounding properties and the development of the vacant property will add to and not diminish the property values in the area.

- 4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The majority of the surrounding properties are already developed. The development of this this use will continue the planned development of Lot 2 in Tyler and Rt. 64 PUD, and assist with the orderly development in this portion of the City of St. Charles.

- 5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The establishment of this special use will permit a daycare center to be constructed on Lot 2 of the Tyler and Rt. 64 PUD, which is a permitted use in the underlying BC-Community Business District. Since this use is allowed within the underlying Zoning District and is compatible with the surrounding established uses, the special use will not endanger the public health, safety, comfort, or general welfare.

- 6. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to Special Use for Planned Unit Development.**

The applicant has submitted the following plans:

- Preliminary/Final Engineering Plans for Tyler & Rt. 64 Daycare Center; ESI Consultants, LTD.; Dated 10-3-11
- Landscape Plan; Pamela Self; Dated 10-7-11
- Architectural Elevation; Lima Architects, LLC.; Dated 10-25-11

These plans demonstrate that the proposed use will meet the applicable guidelines of the underlying BC-Community Business District and the requirements established by Ordinance 2004-Z-14, “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and Rt. 64 PUD)”.

Cc: Russell Colby, Planning Division Manager
Bob Rasmussen, Applicant