

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** February 1, 2023

**ITEM:** Primrose School, 8080 Coachlight Drive – Approval to establish a daycare center – Primrose Schools – PC-005881-2022

**RESOLUTION:** Approval to Establish Land Use

**Background:** Kelsey Scallon with Shive-Hattery, on behalf of the applicant, Primrose Schools Franchising Company LLC, and property owner, Hurd Parkway, LLC, request approval of a Permitted Conditional Use for that property located at 8080 Coachlight Drive. Specifically, the applicant requests to construct a building on the property to be used as a daycare for children ages six weeks through four years of age. The anticipated building will have 14 classrooms and outdoor play areas along the south and west sides of the building. Staff is currently reviewing the site plan for the development of this site. If the land use is approved by the Board of Adjustment, the site plan will be brought forward to the Planning & Zoning Commission and City Council for approval.

### **Staff Review & Comment:**

- **Traffic Analysis Findings:** The proposed day care center is estimated to generate more traffic than what was previously planned for the site. The entire Parkways development is now estimated to generate more traffic during the average PM peak hour compared to the PUD allocation for the development. This assumes that the remaining vacant lots develop as previously assumed in the earlier traffic studies. To protect the integrity of the planned roadway system, the expected trip generation when all buildings have been developed must be less than or equal to the trip generation allocations. This will be reviewed at the time of any new development proposed for the larger PUD site.
- **Staff Comments:**
  1. **Parking:** According to City Code, the number of parking spaces required for a daycare is 3 spaces per 1,000 square feet of building gross floor area plus 1 space per employee. The proposed building will be 13,589 square feet and there will be a maximum of 34 employees on site. Based on the building size, 41 spaces are required plus 1 space per employee (34 spaces). That equates to a total of 75 parking spaces required by City Code. The applicant is proposing to construct 49 parking spaces on the site and has identified where an additional 19 spaces could be located if needed in the future. The applicant has provided a parking analysis that was completed at four existing Primrose daycare facilities to show that their peak parking demand is around 30 spaces and generally occurs around 8:30 AM. Therefore, based on this information, the proposed 49 parking spaces at this site will be more than adequate. Any request to apply a different required parking calculation, deferral or waiver of required parking will be addressed with the Site Plan approval process.
  2. **Playgrounds:** According to City Code, daycares must provide a fenced play lot of no less than one thousand (1,000) square feet in area for the first twenty (20) or less

children under care, with twenty-five (25) square feet added to such play lot area for each additional designated child capacity of the principal building. The applicant is proposing four separate play lots for a total of 16,317 square feet. The applicant has indicated the capacity of the building to be 213 children which would necessitate 5,825 square feet of play area. Their proposed square footage of play area will exceed that required by code for the maximum number of children allowed in the building.

**Recommendation:** Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Approval of the Permitted Conditional Use is contingent on the applicant obtaining Site Plan approval for the project.

**Lead Staff Member:** Brian Portz

**Approval Meeting Date:**

Board of Adjustment	February 1, 2023
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**Staff Report Reviews:**

<input checked="" type="checkbox"/> Development Coordinator (or)	<input type="checkbox"/> Director	<input type="checkbox"/> Legal Department
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**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	1/20/23
Date(s) of Mailed Notices	1/18/23

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning			
Date Reviewed	Not reviewed			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input type="checkbox"/>

# Location Map



Prepared by: Brian Portz, City of West Des Moines Development Services Dept., 515-222-3620  
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA  
Return to: 50265-0320

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**RESOLUTION NO. BOA-2023-03**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL  
USE PERMIT TO ALLOW A DAYCARE**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Primrose Schools Franchising Company LLC, and property owner, Hurd Parkway, LLC, request approval of a Permitted Conditional Use permit for that property located at 8080 Coachlight Drive and legally described in attached Exhibit 'B'. The applicant is requesting approval to allow a daycare; and

**WHEREAS**, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

**WHEREAS**, the request complies with applicable findings and provisions of Title 9, the Comprehensive Plan, Town Center Overlay District and City Code; and

**WHEREAS**, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application.

**NOW, THEREFORE**, The Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-005881-2022) subject to compliance with all the conditions in the staff report, dated February 1, 2023, including conditions added at the meeting, and attached hereto as Exhibit " A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on February 1, 2023.

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Michele Stevens, Chairperson  
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on February 1, 2023, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Recording Secretary

**Exhibit A: Conditions of Approval**

1. Approval of the Permitted Conditional Use is contingent on the applicant obtaining Site Plan approval for the project.

**Exhibit B: Legal Description**

LOT 2, THE PARKWAYS, AN OFFICIAL PLAT WITHIN THE CITY OF  
WEST DES MOINES, DALLAS COUNTY, IOWA.