



Legislation Text

File #: 19-0458, **Version:** 1

MSC 2017-16, Kidz Choice Charter School, 1800 North Douglas Road, installation of a playground to an existing school, miscellaneous request. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Damaris Santiago, agent is requesting approval for the installation of a playground for Kidz Choice Charter School, located at 1800 North Douglas Road.

On 9/14/89 the Planning and Zoning Board approved the site plan SP 89-31 (Miller-Legg Center). Site modifications were made in 2006 (Building color change) and in 2015 (Addition of two wall signs).

The property was cited by Code Compliance (Ref Case# 16120058) on 11/9/2016 for the installation of a playground without approvals. The playground equipment was installed on the western side of the property within a utility easement, which is also next to the adjacent residential property located within the Rainbow Lakes community.

The applicant is proposing to relocate the existing playground to the south side of the property adjacent to the southwest corner of the building. The proposed location abuts the commercial property to the north and is further away from the residential property. The approval of this application will allow the applicant to bring the property into compliance.

STRUCTURES / PARKING:

The proposed playground is to be located on the south side of the property immediately west of the charter school. The playground will be 10' from the adjacent property (Youfit Plaza). As well, an

existing concrete wall between Youfit Plaza and Kidz Choice Charter will remain. Seven existing parking spaces will be removed to accommodate the playground. 43 parking spaces are required based on use, while 80 spaces will continue to be provided on site.

The play area will contain one 12' tall, 33' x 22' multicolored jungle gym. The floor of the playground will be artificial turf and the play area will be enclosed by 4' tall aluminum fence. In addition, the owner is proposing to install bollards adjacent to the driveway to protect the play area from vehicle intrusion.

The proposed plans display a typical fence detail including a pointed picket. Staff recommends that the applicant select a picket more appropriate for a children's play area; without points. The revised fence detail will be reviewed by staff during the building permit process.

STAFF RECOMMENDATION:

Staff recommends approval subject to the installation of an alternate picket fence type along the playgrounds perimeter to the satisfaction of staff prior to issuance of a building permit.