

MEMORANDUM

Date: October 31, 2024

To: Mayor & Councilmembers

Planning and Zoning

From: Dinh V. Ho, P.E.

RE: BDIM No. 2 LLC

Application for Specific Use Permit – Childcare Center

Staff's Summary and Recommendations

CC: Robert Hemminger, Kayleen Rosser

BDIM No. 2, LLC is proposing development of an approximately 10,322 sf childcare facility, including playground and parking to accommodate a licensed capacity of 180-200 children. The property is located on a 1.325 acres tract of land being Reserve E out of the MH Sierra Vista Plat within the Sierra Vista Town Center Mixed Use Development.

The tract is subject to the Sterling Lakes & Sierra Vista Development Agreement.

The request is to allow for a specific use permit for a Childcare facility within the Plan of Development. This type of business is not listed within the Sierra Vista Town Center approved use (see attached).

Childcare Facility is an approved use within the City of Iowa Colony Business / Retail and Mixed Use Zoning District.

City staff has no objection to the Specific Use Permit and recommend approving the application.



General Development Plan

LEGEND

	AREA TYPE SF1		AREA TYPE SF2				
	45s	50s	55s	60s	65s	70s	100s
STERLING LAKES	478	173	253	241	0	59	86
STERLING LAKES NORTH	323	183	0	365	5	0	0
SIERRA VISTA	0	368	0	184	0	32	0
TOTAL	801 SEE NOTE 1	724 SEE NOTE 2	253 SEE NOTE 3	790	5	91	86
	TOTAL SEE NOTE 4	TYPE 1	1,778 64.8%		TAL TYPI	E 2 97:	2
					2007		400

TOTAL > 60' 182 SEE NOTE 5

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.61	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750 SEE NOTE 6

Note 1: Maximum 808 Lots Note 2: Maximum 955 Lots

Note 3: Maximum 1,663 Lots Note 4: Sum of area type #1 lots shall note exceed 65%

Note 5:	lotal	of type #2	lots g	reater 1	than	60' - N	1 in
Note 6:	Total	maximum	2,800	Lots in	SF1	& SF2	

3	INDICATES PROPOSED DETENTION

INDICATES PROPOSED CIVIC

INDICATES PROPOSED COMMERCIAL

ocation **INDCATES PLATTED LOTS**

INDICATES EXISTING LAKES/DETENTION

INDICATES PRIVATE STREET

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INDICATES PROPOSED TOWNHOUSE

INDICATES PROPOSED TOWN CENTER

INDICATES PROPOSED GATED ENTRY

INDICATES PROPOSED RECREATION SITE

TOTAL SF1 & SF2 L	OTS
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS-SF1&SF2	934 LOTS
TOTAL MAX SF1 & SF2 LOTS	2,800 LOTS
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MAX. FUTURE TH LOTS/UNITS	345 LOTS
TOTAL MAX LOTS/UNITS	3,145 LOTS

FIGURE 2





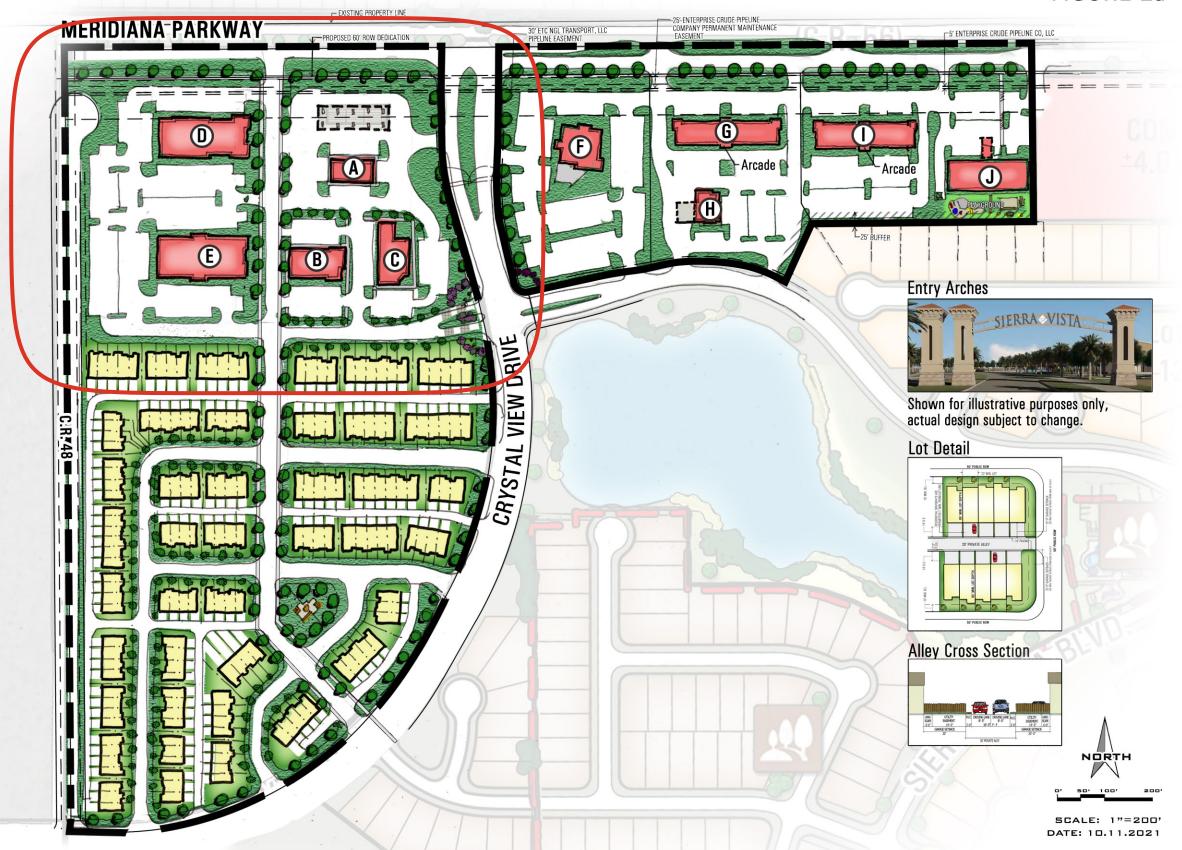
SIERRA VISTA and STERLING ZAKES AT IOWA COLONY A CANYON GATE* COMMUNITY

Town Center Sub-District

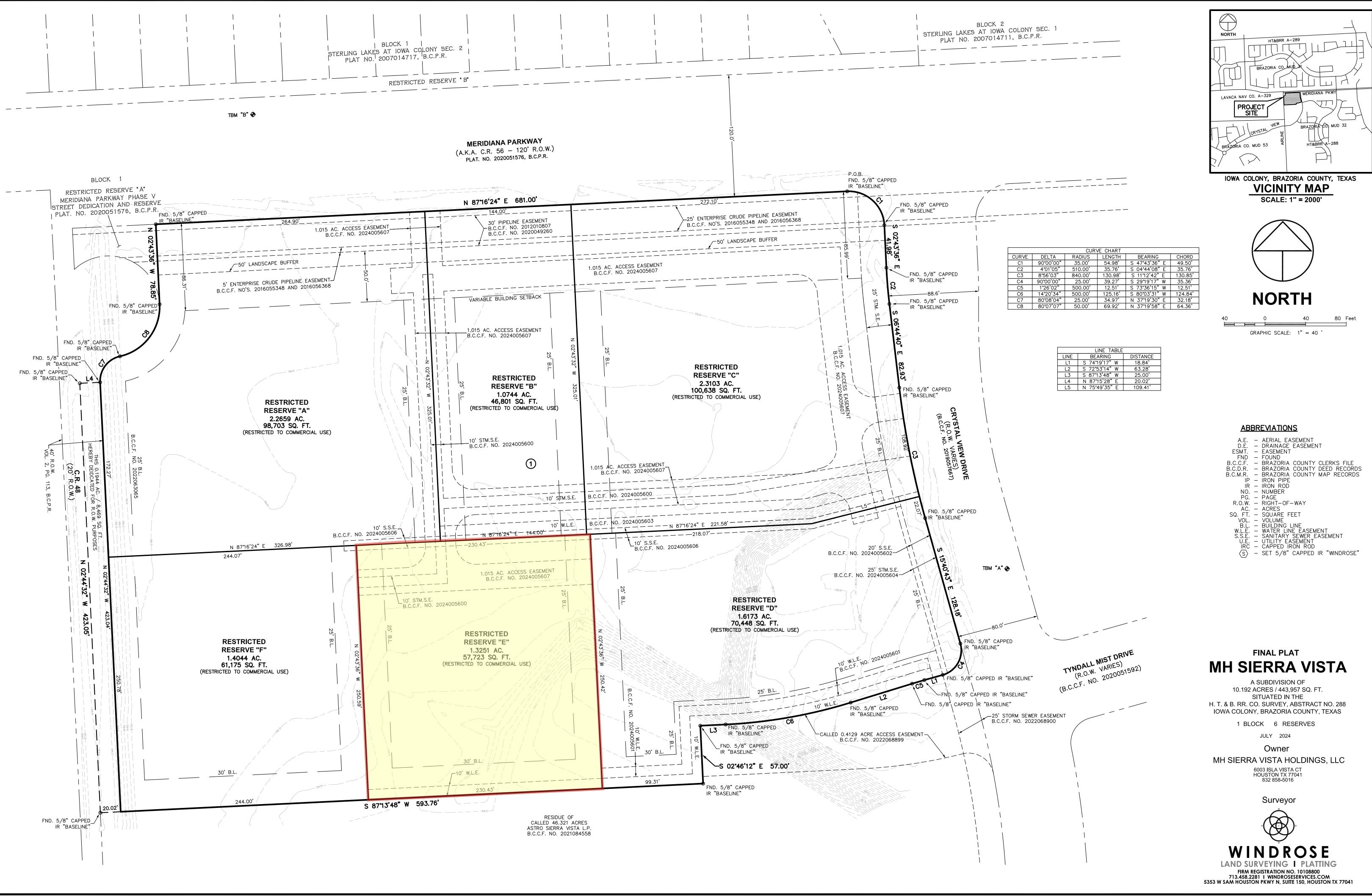
	LAND L	JSE	
A	Convenience w/ gas	4,500 S.F.	2.9 AC.
B	Comm./ pizza, day spa, dentist, realtor	8,400 S.F.	1.0 AC.
©	Comm./ cleaners, nail salon, barber, sub shop/ restaurant	9,000 S.F.	1.3 AC.
0	Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive	10,500 S.F.	3.0 AC.
Œ)	Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive	10,500 S.F.	2.8 AC.
Ð	Comm./ restaurant	7,600 S.F.	3.6 AC.
G	Comm./ restaurant, salon	21,500 S.F.	2.0 AC.
\oplus	Bank	3,500 S.F.	1.3 AC.
\odot	Comm./ restaurant, salon	21,500 S.F.	2.4 AC.
(Daycare/ School	14,000 S.F.	1.6 AC.
	Total Commercial	41,900 S.F.	21.9 AC.
	Townhouse		17.5 AC.
	TOTAL	39	9.4 AC.

NOTE: Building sites (S.F.) and site acreage (AC.) are shown for illustrative purposes only. Final plans are subject to change.

The PD shall substantially conform to the general layout, design concepts, and in accordance with the listed townhouse residential, commercial and office land uses shown here.





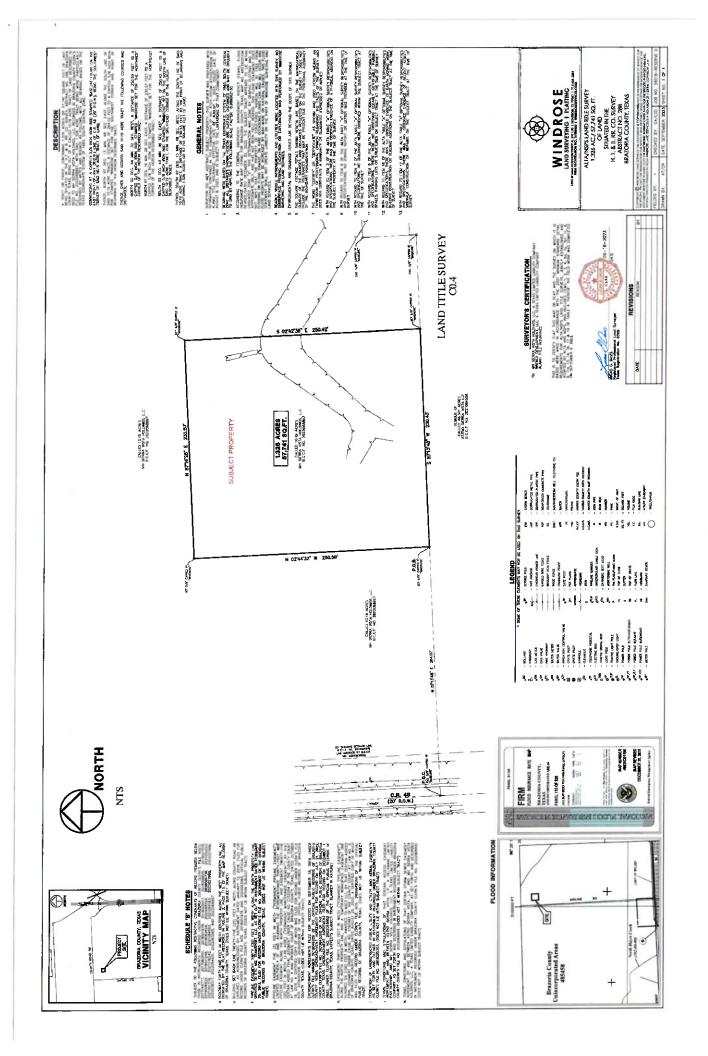


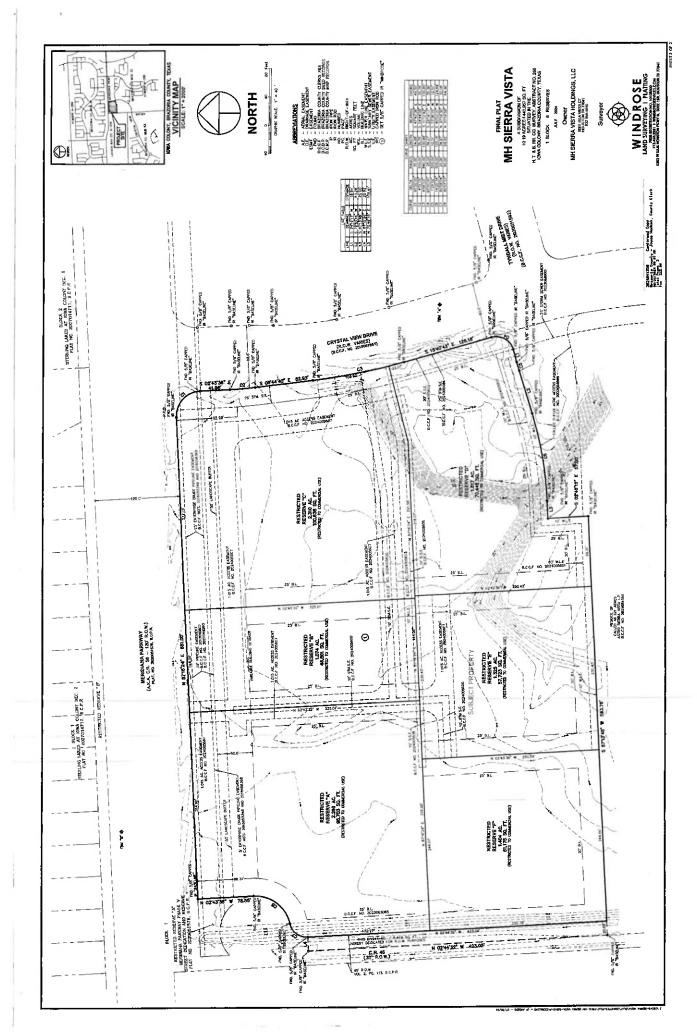
CITY OF IOWA COLONY

"Where We Make It Happen"

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 10/9/2024
NAME OF APPLICANT:BDIM No.2, LLC
THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
Restricted Reserve "E" consisting of 1.325 acres shown on the attached survey and recorded plat.
An approximately 10 322 of child care facility
A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: An approximately 10,322 sf child care facility
including playground and parking to accomodate a licensed capacity of 180-200 children.
THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED, CIRCLE ONE: MU (SFR) (MH) (BR)
THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY:
THE APPLICANT'S INTEREST IN THE SUBJECT PRROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. BDIM No.2, LLC currently has the property under contract.
SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY. Please see attachments.
EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.
NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.
SIGNATURE REQUIRED: Daniel Breve, Manager





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MERIDIANA PARKWAY & CRYSTAL VIEW DRIVE TRADE AREA INFORMATION

Homes:

Immediately Adjacent 7,484 Homes Northwest of the Site 3,701 Homes Total New Homes 11,185

2024 Population of Children 0-6 within 3 miles = 2,318 2024 Population of Children 0-6 within 5 miles = 4,246

2029 Estimated Population of Children 0-6 within 3 miles = 2,831 2029 Estimated Population of Children 0-6 within 5 miles = 5,057

Based upon industry statistics the area should accommodate a minimum of five (5) child care facilities with a Licensed Capacity of 180 children each.

There is an acute lack of child care facilities in the surrounding area. With so many homes built and to be built an upscale child care school is needed to accommodate the existing and incoming population. Total current Licensed Capacity for child care in the immediate area is 317 including an in-home provider.

The parcel we are intending to purchase is in the rear part of the overall center and not one that would be ideal for retail use given that the parcel has no frontage on Meridiana Parkway. The new child care school would accommodate approximately 200 children.

The school would be owned and operated by Learning Care Group, Inc., which is one of the largest, most well-known and respected child care providers in the Unites States. The school would be a flagship Children's Courtyard which is an upscale concept.

Child Care in the Area:

Riverstone Montessori School – Licensed Capacity -305 – 1 opening, wait list in place. A Kid's Village is in a private home in the community adjacent to the center being developed. Licensed Capacity is 12.

Future Explorers is located on the east side of SR 288 on an interior road within a neighborhood approximately 2.75 miles away. The Licensed Capacity is 181 children with only two openings coming up in November at the earliest. There is also a waiting list. Due to the proximity of where the Children's Courtyard would be located this would not be considered a direct competitor.

