

J. FINAL DEVELOPMENT PLAN APPROVAL - SPECIAL BEGINNINGS - 8205
West 108th Terrace

1. APPLICANT: Special Beginnings is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow an outdoor play area for a child care center.
3. LOCATION: The subject property is located at 8205 West 108th Terrace.
4. EXISTING ZONING: This property is currently zoned CP-O, Planned Office Building District.
5. ANALYSIS: The applicant is requesting final development plan approval to allow the construction of an outdoor play area for a child care center. This play area would be located on the northeast side of the building. The area would be fenced with a vinyl coated (black) chain link fence four feet in height. There would be several Little Tikes play structures located in the play area. A sidewalk would also be constructed inside the fenced area to meet ADA standards. Several doors would be added to the building for the classroom exits.

ENVIRONMENTAL IMPACTS: A Final Stormwater Management Study has been submitted, reviewed and approved for this project. The proposed plan conforms to the study, and all drainage concerns have been previously resolved.
6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Special Beginnings, with no stipulations.