PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop – Site Plan

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: April 8, 2022

MEETING DATE: April 12, 2022

GENERAL INFORMATION

Applicant: The Quarter at Waukee, LLC

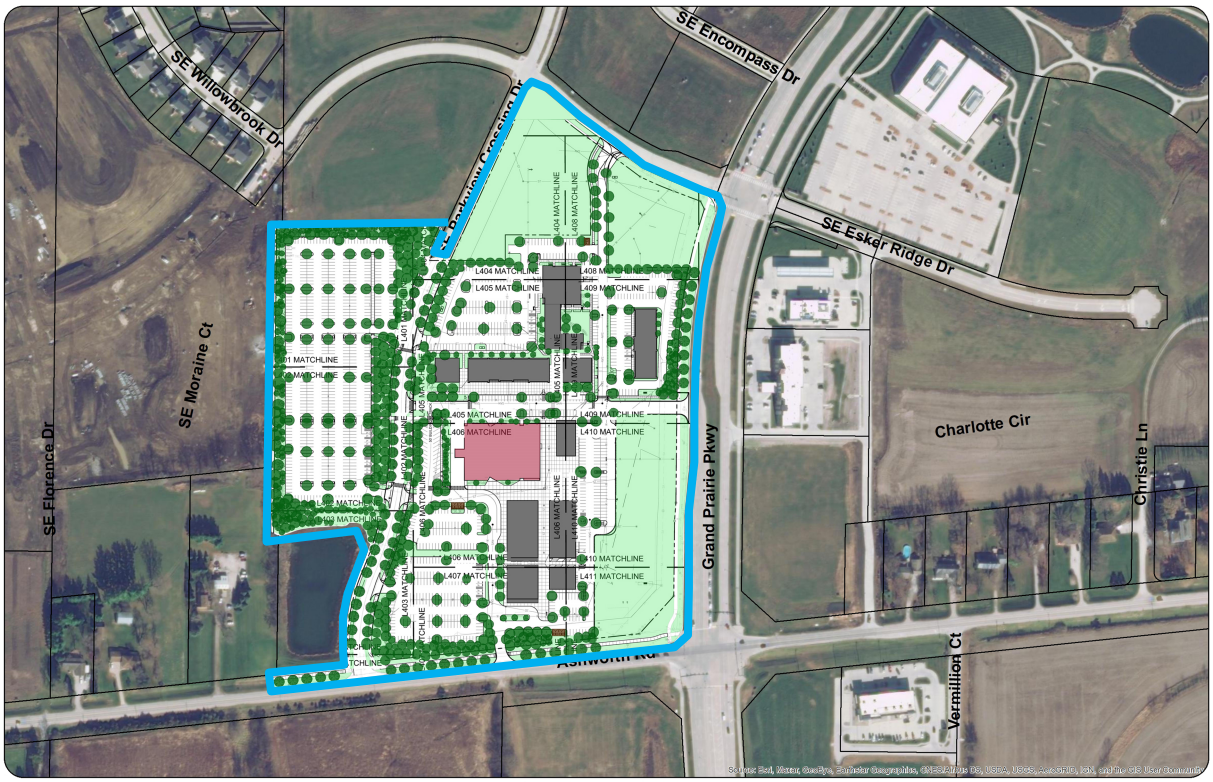
Owner: The Quarter at Waukee, LLC

Owner's Representative: Matt Carlile, PLA, Confluence

Request: The applicant is requesting approval of a site plan for a commercial development including a building for an entertainment venue and parking.

Location and Size: Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 27.35-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail/Office	K-RR / PD-1 & K-RC
North	Kettleview Office	Office	K-OF / PD-1
South	Vacant - Undeveloped	Regional Retail	K-RR & A-1
East	Hy-Vee Fast & Fresh	Community Retail/Office	K-RC
West	Kettlestone Ridge Neighborhood	Single-Family Residential	R-2 & K-RC

HISTORY

The subject property was rezoned in 2021 as the first step in the development process for the planned KeeTown Loop development that will feature an entertainment venue, commercial / retail space, and hotels. The preliminary plat and final plat to divide the property into various lots for development was just recently approved. The applicant now requests approval of a site plan for the entertainment venue and parking.

PROJECT DESCRIPTION

The project includes the construction of a building to be used as an entertainment venue. The propose building will have a 36,000 square foot footprint on the site. A loading dock is shown on the west side of the building. In addition, a trash enclosure is shown south of the building. The site plan identifies several other buildings within the site, all other buildings shown are future buildings. Additional site plans will be required to be submitted for review and approval for future buildings.

ACCESS AND PARKING

There are several accesses into the main site from the public streets. One access is provided off Grand Prairie Parkway on the east, one access is provided off SE Esker Ridge Drive on the north, one access is provided off Ashworth Road on the south, and four accesses are provided off SE Parkview Crossing Drive on the west.

The surface parking lot site on the west side of SE Parkview Crossing Drive includes two access points from the public street.

The proposed site plan includes several areas of surface parking throughout the development. Based on the entertainment venue use and the anticipated future uses of the site, a total of 1,358 parking stalls are required and the site plan indicates a total of 1,364 spaces, including 45 accessible spaces.

SIDEWALKS/TRAILS

A ten-foot-wide trail will be provided on the east side of SE Parkview Crossing Drive and on the north side of Ashworth Road. A five-foot-wide sidewalk will be provided on the west side of SE Parkview Crossing Drive

and on the south side of SE Esker Ridge Drive. A ten-foot-wide trail already exists along the west side of Grand Prairie Parkway. There are many private sidewalks and trails proposed internal to the site to provide pedestrians with many different options to travel throughout the site.

UTILITIES

As part of the improvements with this phase, the developer will install all associated utilities to not only the proposed venue building, but all other lots for future development. All utilities will be privately owned and maintained utilities. Stormwater management will be accommodated within the existing pond that is located to the southwest of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 42%. A 25-ft landscape buffer will be provided along the very west of the site, adjacent to the residential development to the west. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted and reviewed by staff. The lighting plan complies with the adopted guidelines.

ELEVATIONS

Elevations of the proposed venue building have been included within the site plan document. The building is proposed to be constructed primarily of precast concrete panels of varying colors and textures. In addition to the precast panels, glazing and architectural metal panels have been included on the building.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The overall goal of the Community Commercial classification is to provide goods and services to the community and often have two or more anchor tenants.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval of the site plan for KeeTown Loop subject to remaining staff comments.