

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Primary & Specialty Care Clinic/Ashworth North Plat 2 – Preliminary Plat/Site Plan & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: September 9, 2022

MEETING DATE: September 13, 2022

GENERAL INFORMATION

Owner/Applicant:

Unitypoint Health

Owner's Representative:

Keith Weggen, Civil Design Advantage

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a medical office building.

Location and Size:

Property is generally located north of SE Ashworth Road and east of Grand Prairie Parkway, containing approximately 6.98-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Business Park	K-OF (Kettlestone Office District)
North	Vacant - Undeveloped	Business Park	C-4 (Office Park Commercial District)
South	Holmes Murphy	Business Park	K-OF (Kettlestone Office District)
East	Vacant - Undeveloped	Business Park	K-MF-SM (Kettlestone Multi-Family Stacked Medium District)
West	Kettlestone Greenway	Park	A-1 (Agricultural District)

PROJECT DESCRIPTION

The project involves the construction of a two-story medical office building. The building is 55,000 sq ft in area and 29-ft in height. The main entrance to the building is shown along the south side of the site with a canopy. The site plan also indicates a potential for a future expansion of the building that is 20,000 square feet in area. Any proposed expansion would require site plan approval at that time.

A trash enclosure is located at the northeast corner of the building. Two monument signs are proposed. One at the entrance off of Grand Prairie Parkway and one at the entrance off of SE Tallgrass Lane.

The final plat includes one lot. The lot is 6.98 acres in areas.

ACCESS AND PARKING

Two accesses are proposed. One off of Grand Prairie Parkway and one off of SE Tallgrass Lane.

A 10-ft wide trail exists just to the west side of the site along Grand Prairie Parkway. A 5-ft wide sidewalk will be installed along the south side of SE Tallgrass Lane. A 5-ft wide sidewalk will provide access into the site from the public sidewalk off of SE Tallgrass Lane. A 5-ft wide sidewalk will also provide access into the site from the public trail to the south. Several internal sidewalks are shown to provide pedestrian accessibility across the site.

A total of 165 parking spaces are required for the proposed site plan and they are providing 362 spaces. Per the Kettlestone Design Guidelines a total of 11 bicycle parking spaces are required. They are providing the required bicycle parking spaces.

UTILITIES

Public utilities will be provided to the site. Storm water management will be provided with a detention basin located off-site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 33.9%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of fiber cement panels, metal wall panels, and glass.

COMPREHENSIVE PLAN

The subject property is classified as Business Park which includes office or related uses, either arranged in formal “Business Park” settings or developments, or in smaller concentrations located throughout Waukee. The typical project size ranges from 15,000 to over 100,000 square feet and 1 to 6 stories in height. Proximity to major road corridors is an important locational factor.

STAFF RECOMMENDATION

The preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.