

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Business Park	K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District)
North	Vacant - Undeveloped	Neighborhood Commercial	K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District)
South	Regional Detention Pond	Park	A-1 (Agricultural District)
East	Vacant - Undeveloped	Business Park	C-4 (Office Park Commercial District)
West	Kettlestone Greenway	Open Space	COS (Conservation and Open Space District)

PROJECT DESCRIPTION

The project involves the construction of a two-story medical office building. The building is 40,000 sq ft in area and 38-ft in height. The main entrance to the building is shown along the south side of the building with a canopy. The site plan also indicates a potential for a future expansion of the building to the west of the proposed building and future expansion of the parking lot along the south side of the site. Any proposed expansion would require site plan approval at that time.

A trash enclosure, trash compactor enclosure and two generators are located to the north of the building. The generators are screened with a wall that matches the other enclosures. Two monument signs are proposed – one at the northeast corner of the site and one at the southeast corner of the site.

The final plat includes one lot. The lot is 7.53 acres in area. The final plat also includes a street lot to the north of the proposed lot to be dedicated to the City of Waukee for a public street. Street Lot A is 0.75 acres in area.

ACCESS AND PARKING

Four accesses are proposed into the site from the surrounding public streets. Two are shown at the north side of the site and two are shown at the south side of the site.

A 10-ft wide trail exists just to the east side of the site along Grand Prairie Parkway. A 5-ft wide sidewalk will be installed along the south side of the site along SE Tallgrass Lane and along the north side of the site along the new public street. Pedestrian connections are shown from the public sidewalks into the site at both the north and south sides of the site. Several internal sidewalks are shown to provide pedestrian accessibility across the site.

A total of 171 parking spaces are required for the proposed site plan and they are providing 228 spaces, including 10 accessible spaces. Per the Kettlestone Design Guidelines a total of 6 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 pond located along the west side 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 38.3%. 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 metal wall panels, porcelain wall panels, brick veneer, stone veneer, fiber cement wall panels, and aluminum storefront system.

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.