



## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Commercial & Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Waukee Towne Center Plat 1 & Waukee Market Place Plats 1 – 3	Community Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay) & C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Westgate Business Park Plats 1 – 5	Neighborhood Commercial & Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay) & R-2 (One & Two Family Residential District)
East	Hickman West Industrial Park	Mixed Use Corridor & Neighborhood Commercial	M-1 (Light Industrial District)
West	Westgate Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

## PROJECT DESCRIPTION

The project involves the construction of a 148,257 square foot retail building. The building is 32-ft in height. The main entrance to the building is along the east side.

Loading docks will be located at the northwest corner, on the backside of the building. Trash will be collected interior to the building. Two monument signs are shown, one at the north side of the site and one at the east side of the site.

The site includes cart corrals throughout the parking lot, bike stands near the entrance to the building, benches, trash receptacles, and other design elements provided in the site plan details.

## ACCESS AND PARKING

Four accesses are proposed into this site from SE Laurel Street.

A 5-ft wide sidewalk will be installed along SE Laurel Street, adjacent to the site. Two private sidewalks will be provided in order to provide access into the site from the public sidewalk off of SE Laurel Street. Several internal sidewalks are shown to provide pedestrian accessibility across the site.

A total of 593 parking spaces are required for the proposed site plan and they are providing 600 parking spaces. They are also providing bicycle parking near the entrance to the building.

## **UTILITIES**

Public utilities will be provided to the site. Storm water management will be provided with a detention basin located along the west side of the site and a pond to the south of the proposed 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 20%. 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 concrete tilt panels, glass, stone veneer, EIFS, and fiber cement siding. Green screens will be provided on the west elevation of the building.

## **STAFF RECOMMENDATION**

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