



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** KeeTown Loop – Aloft Hotel – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** November 17, 2022

**MEETING DATE:** November 22, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

The Quarter at Waukee, LLC

**Owner’s Representative:**

Matt Carlile, PLA, Confluence

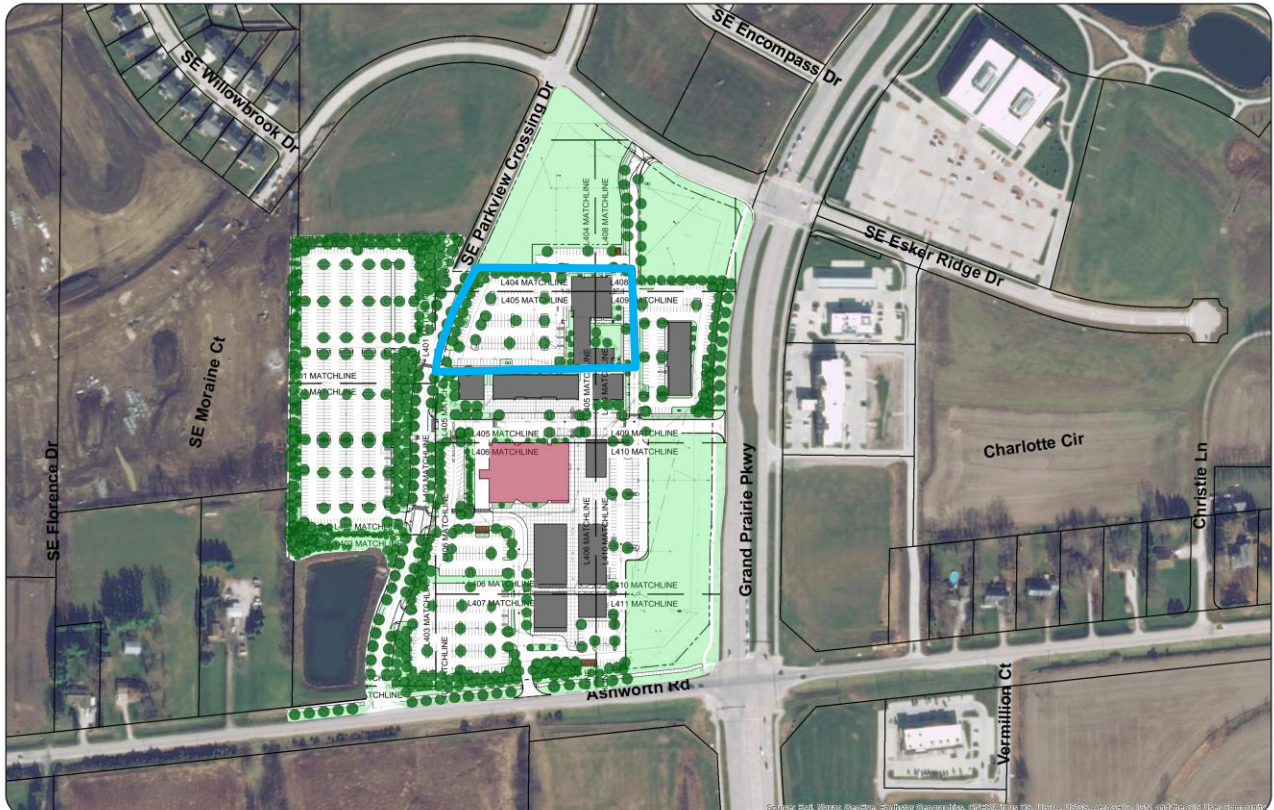
**Request:**

The applicant is requesting approval of a site plan for a hotel.

**Location and Size:**

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 2.94-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 (Kettlestone Retail Regional District with a Planned Development Overlay)
North	Kettleview Office	Office	K-OF / PD-1 (Kettlestone Office District with a Planned Development Overlay)
South	Vacant - Undeveloped	Regional Retail	K-RR (Kettlestone Retail Regional District) & A-1 (Agricultural District)
East	Hy-Vee Fast & Fresh / Sleep Inn	Community Retail/Office	K-RC (Kettlestone Retail Community District)
West	Kettlestone Ridge Neighborhood	Single-Family Residential	R-2 (One & Two Family Residential District) & K-RC (Kettlestone Retail Community District)

## 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. A preliminary plat and final plat for the overall development has been approved and a site plan for the entertainment venue and parking has been approved. The applicant now requests approval of a site plan for a hotel.

## PROJECT DESCRIPTION

The project involves the construction of a hotel building. The building is 67,982 square feet in area, with a 19,331 square foot footprint. The building is 4-stories tall and 63'-10" in height at the tallest point. The main entrance to the building is along the west side.

The hotel building will include 126 units and an eating/drinking area on the main floor. A trash enclosure will be provided just to the north of the proposed building. A monument sign is shown at the entrance to the site off of SE Parkview Crossing Drive.

## ACCESS AND PARKING

One direct access is proposed into this site at the west side of the site from the public street. There are several accesses into the overall development from the public streets and internal access points into this site from the neighboring properties within the overall development.

A total of 139 parking spaces are required for the proposed site plan and they are providing 158 spaces. They are also providing the required 5 bicycle parking spaces per the Kettlestone Design Guidelines.

## **SIDEWALKS/TRAILS**

A ten-foot-wide trail will be provided on the east side of SE Parkview Crossing Drive, adjacent to the subject site. An eight-foot-wide trail will be provided into the site from the public trail just to the south of the subject site. Several internal sidewalks are proposed in order to provide pedestrian access throughout the development.

## **UTILITIES**

All utilities will be provided to this site as part of the overall development improvements. All utilities will be privately owned and maintained. 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 31.75%. 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**

The elevations of the building are proposed to be constructed mainly of fiber cement panels and glazing.

## **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 Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval of the site plan for KeeTown Loop – Aloft Hotel subject to remaining staff comments.