

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Cove at Kettlestone – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: February 24, 2023

MEETING DATE: February 28, 2023

GENERAL INFORMATION

Owner/Applicant:

Hawthorne Pointe, LLC

Owner's Representative:

Korey Marsh, PE, Snyder & Associates

Request:

The applicant is requesting approval of a site plan for a commercial / office building.

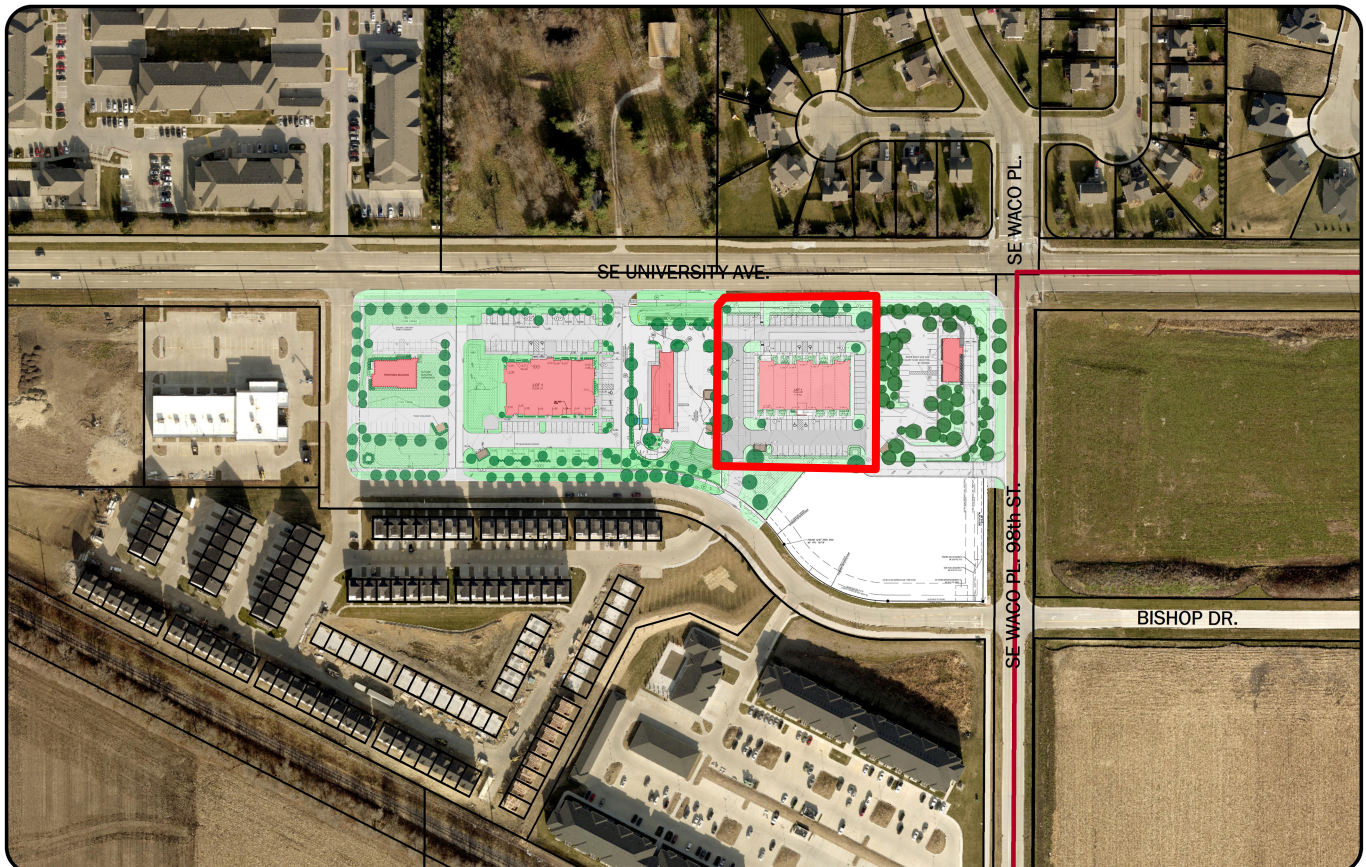
Location and Size:

Property is located south of SE University Avenue and west of SE Waco Place / 98th Street and contains approximately 1.73 acres.

Property Address:

1450 SE University Avenue

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	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Single-Family Residential [Williams Pointe Plat 1]	Single-Family Residential	R-2 (Single-Family Residential District) / PD-1 (Planned Development Overlay)
South	Bricktowne Waukee Condos	Medium-Density Residential	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Starbucks	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
West	Shine Shop Car Wash	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)

BACKGROUND

A Final Plat for Cove at Kettlestone Plat 4 was reviewed by Planning & Zoning Commission at their July 12, 2022 meeting followed with City Council approval at their August 1, 2022 meeting. The purpose was to split one commercial lot into two lots. The subject lot is platted as Cove at Kettlestone Plat 4 Lot 1.

PROJECT DESCRIPTION

The project includes the construction of one multi-tenant commercial / office building approximately 11,550-square feet in area and one-story, 22-feet in height. A trash enclosure will be provided near the southwest corner of the site. The trash enclosure will be constructed with brick. No monument sign has been proposed on the site plan.

ACCESS AND PARKING

Standard vehicular access for the proposed site will occur in a couple of ways. There will be a full access drive entering the site from SE Bishop Drive and an access drive constructed through other plats of Cove at Kettlestone. This private access drive will connect the dental office to the west to Starbucks to the east.

A total of 86 parking spaces are required and 87 spaces are provided, which include four handicap accessible spaces. Bicycle parking is also required due to the location within Kettlestone. The applicant has provided the required amount of bicycle parking with a bicycle rack located on the north side of the building.

SIDEWALKS/TRAILS

One 5-foot-wide sidewalk will be installed along the property boundary on SE University Avenue. An additional sidewalk will be installed to provide pedestrian access into the site from SE University Avenue. Additional private sidewalks will be installed interior to the site to provide further pedestrian access.

UTILITIES

All necessary utilities are installed in the vicinity of the subject parcel and these services will be extended to service the building.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the site area is required to be open space. The total amount of open space provided is 41.25%. The applicant has provided plantings in accordance with the Landscaping and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of traditional cement stucco, brick and glazing. Total fenestration will be 40% on the street-facing facade. Elevations have been provided for review.

LIGHTING PLAN

The applicant has submitted a photometric plan and manufacturer's cut sheets and the plan meets the lighting requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan subject to remaining staff comments.