PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 2, Waukee Towne Center Plat 2 Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: March 10, 2023

MEETING DATE: March 14, 2023

GENERAL INFORMATION

Owner/Applicant:	Waukee Towne Center, LLC
Owner's Representative:	Ed Arp, Civil Engineering Consultants
Request:	The applicant is requesting approval of a site plan for a commercial development.
Location and Size:	Property is generally located west of SE Alice's Road and south of SE Laurel Street, containing approximately 5.51-acres.
Site Address:	980 SE Laurel Street

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	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped (Future Target Site)	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped (Waukee Towne Center Plat 3)	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
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 48,000 square foot multi-tenant retail building. The building is 29-ft in height. The main entrances to the building are along the east side.

The site plan shows a total of three tenant spaces. Each tenant space includes a loading dock along the west side of the building. Trash will be collected interior to the building, with each tenant space including a compactor along the west side of the building.

A monument sign / fountain feature is shown at the far east side of the site. This will act as the entrance feature for the entire commercial development.

ACCESS AND PARKING

Access into this site will be provided with shared accesses for the entire development. Several accesses are provided into the site to the north off of SE Laurel Street and a private drive will also be constructed to the south of SE Laurel Street which will provide access into the proposed site.

Pedestrian connections will be provided from SE Laurel Street and from the adjacent sites in order to provide pedestrian connections throughout the commercial development.

A total of 193 parking spaces are required for the proposed site plan and they are providing 285 parking spaces.

UTILITIES

Private utilities will serve the proposed site. Utilities within the development will be privately owned and maintained.

Storm water management will be provided with a detention basin located along the west side of the site and a large pond to the south of the proposed site.

LANDSCAPING & OPEN SPACE

Per the planned development for Waukee Towne Center, a minimum of 20% of the overall commercial development is required to be open space. The total amount of open space proposed is 38%. A 30-foot-wide landscape buffer will be provided along the west side of the site to provide a buffer for the residential properties to the west. 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 brick, composite cladding panels, concrete masonry unit, and glazing.

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.