



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop R1 – Site Plan

PREPARED BY: Bill Mettee, Planner

REPORT DATE: March 24, 2023

MEETING DATE: March 28, 2023

GENERAL INFORMATION

Owner/Applicant:

The Quarter at Waukee, LLC

Owner's Representative:

Matt Carlile, PLA, Confluence

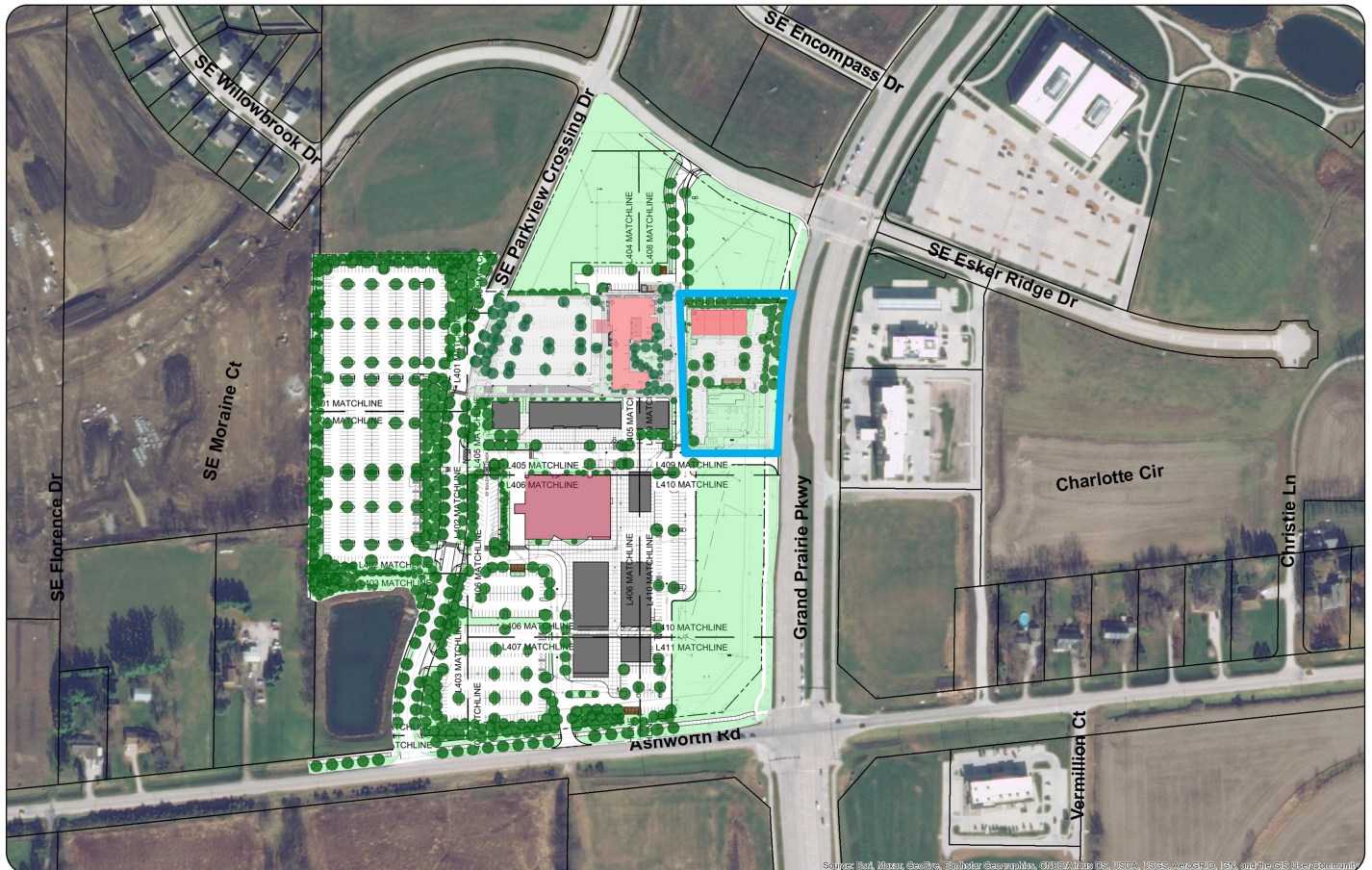
Request:

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

Location and Size:

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 1.26-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 Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
North	Vacant - Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
South	Vacant - Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
East	Hy-Vee Fast & Fresh / MainStay Suites Hotel	Community Commercial	K-RC (Kettlestone Retail Community District)
West	Vacant - Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)

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 multi-tenant commercial / retail building.

PROJECT DESCRIPTION

The project involves the construction of a multi-tenant retail / commercial building. The building is 9,300 square feet in area. The building is single-story and 20'-10" in height at the tallest point. The main entrance to the building is along the south side. A trash enclosure will be provided on the south edge of the site.

ACCESS AND PARKING

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 87 parking spaces are required for the proposed site. Between the R1 development and the future project to the south, along with the KeeTown Loop Planned Development parking regulations, cross parking and access agreements, the amount of parking provided is sufficient and consistent with the guidelines. The applicant is also providing the required four bicycle parking spaces per the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists on the west side of Grand Prairie Parkway. A five-foot-wide sidewalk will be provided into the site from the public trail. 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 26%. 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 architectural Nichiha panels and glazing with areas of metal coping.

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 R1 subject to remaining staff comments.