



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop – North Parking Lot – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 20, 2023

MEETING DATE: July 25, 2023

GENERAL INFORMATION

Owner/Applicant:

The Quarter at Waukee, LLC

Owner's Representative:

Matt Carlile, PLA, Confluence

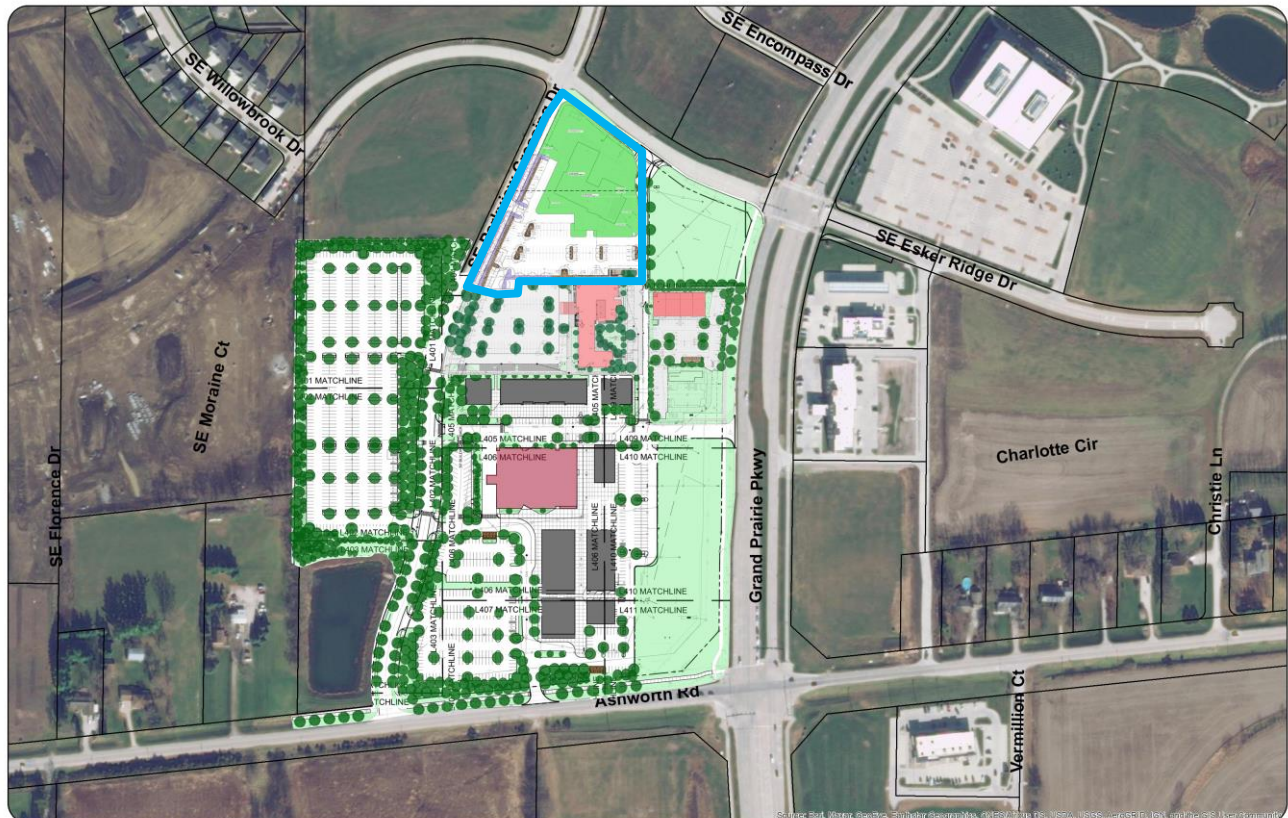
Request:

The applicant is requesting approval of a site plan for a parking lot.

Location and Size:

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 1.24-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	Kettleview Office	Community Commercial	K-OF / PD-1 (Kettlestone Office District with a Planned Development Overlay)
South	Aloft Hotel – currently under construction	Community Commercial	K-RR (Kettlestone Retail Regional District) & A-1 (Agricultural District)
East	Vacant – Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
West	KeeTown Loop Parking Lot	Community Commercial	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. In addition, site plans for a hotel and a couple retail buildings have been approved. The applicant now requests approval of a site plan for additional parking for the KeeTown Loop development.

PROJECT DESCRIPTION

The project involves the construction of a parking lot at the northwest corner of the overall KeeTown Loop development. The parking lot includes a total of 154 parking spaces.

ACCESS

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.

SIDEWALKS/TRAILS

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

UTILITIES

Several storm intakes will be provided throughout the parking lot in order to manage storm water.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the overall KeeTown Loop development is required to be open space. The overall amount of open space provided is 33.7%. 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.

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. The parking lot will support the overall KeeTown Loop commercial development.

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 North Parking Lot subject to remaining staff comments.