

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Abundant Life Church – Preliminary Plat, Final Plat and Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 21, 2023

MEETING DATE: July 25, 2023

GENERAL INFORMATION

Owner: Abundant Life Church

Applicant: Abundant Life Church

Project Manager: Drew Lewis, Bishop Engineering

Request: The applicant is requesting approval of a preliminary plat, final plat & site plan for a church.

Location and Size: Property is located north of Ashworth Road and east of Grand Prairie Parkway, containing 1.93-acres.

Property Address: 2720 SE Waco Place

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	Medium-Density Residential	A-1 (Agricultural District)
North	Maple Grove Place	Medium-Density Residential	K-MF ROW (Kettlestone Multi-Family Rowhouse District)
South	Single-Family Residence	Medium-Density Residential	A-1 (Agricultural District)
East	City of West Des Moines	N/A	N/A
West	Vacant – Undeveloped	Medium-Density Residential	K-RC (Kettlestone Retail Community District)

PROJECT DESCRIPTION

The project involves the construction of a single-story church. The building is proposed to be approximately 8,230 square feet in area. The trash enclosure is shown to the northwest of the building. A monument sign has been proposed near the northeast corner of the site. A trash enclosure has not been proposed, rather individual totes will be used for trash and recycling services.

ACCESS AND PARKING

One point of access will be provided from SE Waco Place.

A total of 32 parking spaces are required and 38 spaces have been provided, including two handicap accessible spaces.

SIDEWALKS/TRAILS

A 10-foot trail will be installed along the west side of SE Waco Place. A pedestrian sidewalk will be installed into the site from the trail.

UTILITIES

All utilities exist to the north within the Maple Grove Place development and will be extended south to provide services to the church. Storm water detention will be accommodated with a detention basin located at the southwest corner 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 65%. The applicant has provided the required number of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of horizontal and vertical architectural metal panels, stone, stucco and glazing. The elevations comply with the Site Plan Ordinance.

PHOTOMETRIC

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site and Building Development Standards.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Medium Density Residential. The Medium-Density Residential classification provides a variety of attached side-by-side townhome and row home products with densities ranging from 4-12 units per acre. The subject property is zoned Agricultural where churches are permitted uses. Churches are also permitted uses in other residential zoning districts, including R-4 Row Dwelling and Townhome Dwelling District, which conforms with the Comprehensive Plan classification.

STAFF RECOMMENDATION

The preliminary plat, final plat and site plan are all in general conformance with the site plan ordinance, comprehensive plan and subdivision ordinance. Staff recommends approval of the preliminary plat, final plat and site plan for Abundant Life Church, subject to remaining staff comments and review of the legal documents.