

## STAFF REPORT

**PROJECT:** Kinship Commons – Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** August 4, 2023

**MEETING DATE:** August 8, 2023

### GENERAL INFORMATION

**Owner/Applicant:**

Sprout Property Company, LLC

**Request:**

The applicant is requesting approval of a site plan for a brewery / restaurant addition to Kinship Brewing.

**Location and Size:**

Property is generally located north of Hickman Road and west of NW 10<sup>th</sup> Street and contains approximately 5.95 acres.

**Property Address:**

255 NW Sunrise Drive

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Kinship Brewery	Light Industrial Office	M-1 / PD-1 (Light Industrial District / Planned Development Overlay)
North	Stratford Pointe - Multi-Family Residential	Light Industrial Office	R-3 (Multi-Family Residential District)
South	Vacant – Undeveloped	Light Industrial Office	A-1 (Agricultural District)
East	Quad Graphics	Light Industrial Office	M-1A (Limited Industrial District)
West	Commercial Building	Light Industrial Office	M-1 (Light Industrial District)

**HISTORY**

The subject property was platted as Lot 1 of Stratford Crossing Plat 4. Kinship Brewery was approved in March of 2020.

**PROJECT DESCRIPTION**

The project involves the construction of a single-story brewery addition that will include additional brewery and restaurant space. The building will be approximately 7,896-square-feet in area. Additional outdoor patio seating will be provided. The dog park will be relocated to the east corner of the site.

A trash enclosure is located on the south side of the building.

**ACCESS AND PARKING**

Two accesses exist into the site. The applicant is constructing a 20-foot paved access road along the rear property line to provide additional access to the rear of the new building and overall southeast portion of the property.

The overall Kinship development requires 123 parking spaces per the Waukee parking requirements (1/1,000 sq ft for breweries and 15/1000 sq ft for restaurants) and the site plan identifies a total of 123 parking spaces being provided including five accessible spaces.

**SIDEWALKS/TRAILS**

Five-foot wide sidewalks and a pedestrian access sidewalk exist along the west side of the site. No additional sidewalks or trails will be installed.

**UTILITIES**

All utilities exist to serve Kinship Brewery. These utilities will be extended as appropriate to service the building addition. Stormwater detention will continue to be provided with two existing wet-bottom ponds.

**LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space and the applicant is providing 49% open space.

The landscape requirements were met with the original Kinship Brewery site plan. The applicant is adding three overstory trees and 71 shrubs to the site. Most of the shrubs will help with screening of headlights, transformer, trash enclosure and overall rear of the building.

### **ELEVATIONS**

The elevations of the proposed building are proposed to be constructed primarily of fiber cement panels, hardie panel siding, CMU and glass. The trash enclosure will be proposed of the brick to match a portion of the building and the gate will consist of metal panel doors.

### **COMPREHENSIVE PLAN**

The Imagine Waukee 2040 Comprehensive Plan classifies this property as Light Industrial Office which is defined as “typology includes a variety of showroom, flex space and manufacturing space of varying square footages. While Light Industrial uses may include some degree of office space, the primary focus of Light Industrial uses is on the assembly, storage and distribution of good or products.” The proposed use is in general conformance with the Comprehensive Plan.

### **MISCELLANEOUS:**

The applicant has submitted a lighting plan which meets the requirements of the Site Plan Ordinance.

### **STAFF RECOMMENDATION**

The site plan for Kinship Commons is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the Site Plan for Kinship Commons subject to remaining staff comments.