



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** KeeTown Loop Starbucks – Site Plan

**PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** August 18, 2023

**MEETING DATE:** August 22, 2023

### GENERAL INFORMATION

**Owner/Applicant:**

The Quarter at Waukee, LLC

**Owner's Representative:**

Jared Dobesh, Confluence

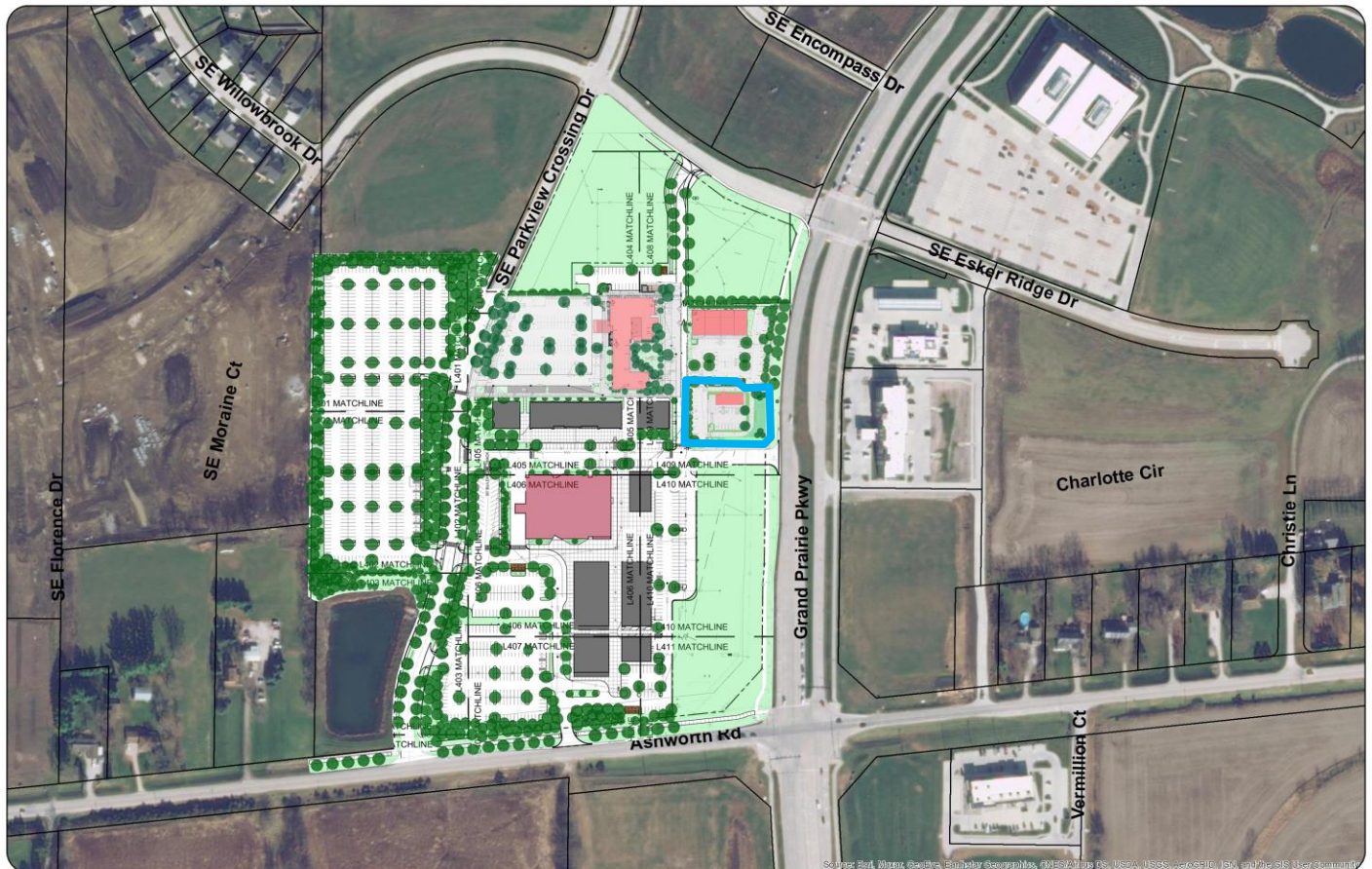
**Request:**

The applicant is requesting approval of a site plan for a Starbucks.

**Location and Size:**

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 0.49-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 Starbucks.

## PROJECT DESCRIPTION

The project involves the construction of a Starbucks coffee shop. The building is 2,180 square feet in area. The building is single-story and 20-feet in height at the tallest point. The main entrance to the building is along the south side. The Starbucks site will share the trash enclosure with the RI site to the north.

## ACCESS AND PARKING

There are several accesses into the overall development from the public streets and an internal access point into this site from the neighboring properties within the overall development.

A total of 20 parking spaces are required for the proposed site. The site is providing 13 parking spaces, including two accessible spaces. 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 four bicycle parking spaces which is consistent with 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 RI site to the north and also from the private street to the south. 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. The storm water management plan from the RI site included this site in the calculations.

## **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 43.5%. 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 brick veneer, wood cladding, hardie panel siding and glazing.

## **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, Kettlestone Design Guidelines and Site Plan Ordinance. Staff recommends approval of the site plan for KeeTown Loop Starbucks subject to remaining staff comments.