

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central Gymnasium – Site Plan

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner/Applicant:

Kettlestone Central, LC (owner) Jensen Group (applicant)

Owner's Representative:

Erin Ollendike, P.E., Civil Design Advantage

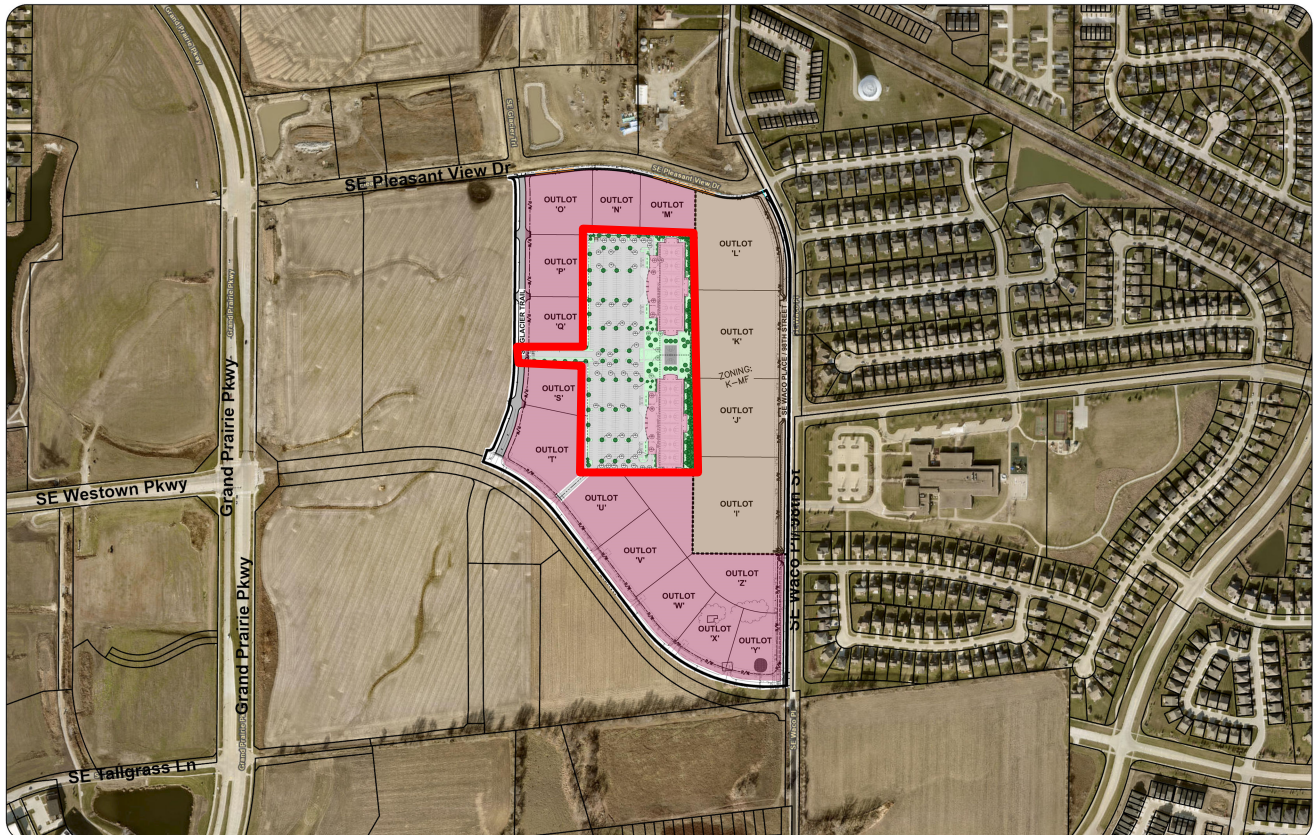
Request:

The applicant is requesting approval of a site plan for an indoor sports facility.

Location and Size:

Property is generally located south of SE Pleasant View Drive and east of Grand Prairie Parkway, containing approximately 14.16-acres.

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	Neighborhood Commercial / Office / Medium Density Residential / Single-Family Residential	K-RR (Kettlestone Retail Regional)
North	Vacant – Undeveloped	Community Commercial/ Medium Density Residential / High Density Residential	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community) / K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District)
South	Vacant – Undeveloped	Office / Medium Density Residential	K-RC (Kettlestone Retail Community) / K-MU (Kettlestone Mixed Use) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District)
East	Single-Family Residential / Maple Grove Elementary	City of West Des Moines	City of West Des Moines
West	Vacant – Undeveloped	Office / Neighborhood Commercial	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community District)

PROJECT DESCRIPTION

The project involves the construction of two 55,380 square feet buildings that will each have six (6) basketball courts located within each building. The intended purpose of the buildings is to host youth basketball practices and tournaments. Each building will be 49-feet in height. There is one outdoor basketball court shown between the two buildings.

A trash enclosure is shown in the northwest and southwest corners of parking lot.

ACCESS AND PARKING

Two (2) accesses are proposed into the site from the surrounding public streets. One access from SE Glacier Trail and one access from SE Westown Parkway.

A five-foot-wide sidewalk will be installed along the access from SE Glacier Trail.

A total of 728 parking spaces are required for the proposed site plan and they are providing 808 spaces, including 17 accessible spaces. Per the Kettlestone Design Guidelines a total of 25 bicycle parking spaces are required. They are providing 26 bicycle parking spaces.

UTILITIES

Public utilities will be provided to the site. Storm water management will be provided with a detention pond located to the northeast and to the southeast of the site. Both ponds are regional stormwater ponds owned and maintained by an association.

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 24%. The landscape buffer along the east side of the site meets the requirements. The landscape plan meets the requirements of the Landscape and Open Space Ordinance as well as the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of brick, cast stone, and widows. The proposed materials comply with the Kettlestone Design Guidelines.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.