



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** KeeTown Loop Re/Max – Site Plan

**PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** January 5, 2024

**MEETING DATE:** January 9, 2024

### 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 an office and/or retail building.

**Location and Size:**

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 0.98-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	Vacant / Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
West	The Venue	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 site plans for the entertainment venue, parking, two restaurants and a multi-tenant retail building have been recently approved. The applicant now requests approval of a site plan for an office / retail building along the south edge of KeeTown Loop.

**PROJECT DESCRIPTION**

The project involves the construction of an office / retail building. The building is 20,432 square feet in area. The building is two stories and 34' in height at the tallest point. The ground floor is proposed to be office or retail and the second floor will be Re/Max offices. The main entrance to the building is along the north side. A trash enclosure will be provided within a dedicated space within the parking area north of the building.

**ACCESS AND PARKING**

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.

A total of 62 parking spaces are required for the proposed site and 80 spaces are proposed including three ADA spaces. The applicant is also providing the required number of bicycle parking. The applicant is providing an additional 15 stalls on this site that will be shared with a future building to the north. A total of 114 parking spaces will be provided when both sites are fully built.

## **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 public trail. 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.

## **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 27.6%. 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, architectural metal panels, wood-look siding and windows. The elevations are consistent with the requirements of the Kettlestone Design 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.

## **STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Comprehensive Plan, Zoning Ordinance and Site Plan Ordinance. Staff recommends approval of the site plan for KeeTown Loop Re/Max subject to remaining staff comments.