

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Future Commercial Sites – Currently Under Construction	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Light Industrial	Neighborhood Commercial	M-1 (Light Industrial District)
East	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
West	Pond, Trails and Open Space	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)

BACKGROUND

The applicant is not yet ready for staff to review the buildings and other site amenities for this site, as these details are still in process. They have asked us to go ahead and review the site for the utilities and the parking lot as they wish to start utility construction soon. The other details including the buildings will come back for a separate site plan approval at a future date.

PROJECT DESCRIPTION

The project involves the construction of site utilities and the construction of a parking lot. All utilities will be privately owned and maintained. Parking lot light fixtures will also be installed with this phase of the work.

The site plan shows several buildings for future development. These buildings will be reviewed and approved under a separate site plan at a later date.

ACCESS AND PARKING

Several accesses into this site will be provided off of the private drive to the east.

Pedestrian connections will be provided from the private drive to the east as well as from the trail surrounding the pond to the west. Several internal pedestrian connections will be provided across the site.

A total of 959 parking spaces are required for the proposed site plan and they are providing 966 parking spaces.

UTILITIES

Private utilities will serve the proposed site. Utilities will be privately owned and maintained. Storm water management will be provided with the large pond to the west of the proposed site.

LANDSCAPING & OPEN SPACE

Per the planned development for Waukee Towne Center, a minimum of 20% of the overall commercial development is required to be open space. The total amount of open space proposed is 31%. A 25-foot-wide landscape buffer will be provided along the south side of the site to provide a buffer between the two zoning districts. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

LIGHTING PLAN

A photometric plan was submitted for the parking lot light fixtures. The photometric plan meets the lighting requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The Comprehensive Plan classifies the subject property as Neighborhood Commercial. The Neighborhood Commercial classification provides primarily day-to-day goods and services for residents.

STAFF RECOMMENDATION

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