



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Cove at Kettlestone Plat 4, Lot 2 – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** September 20, 2024

**MEETING DATE:** September 24, 2024

### GENERAL INFORMATION

**Owner/Applicant:** Super 6, LLC

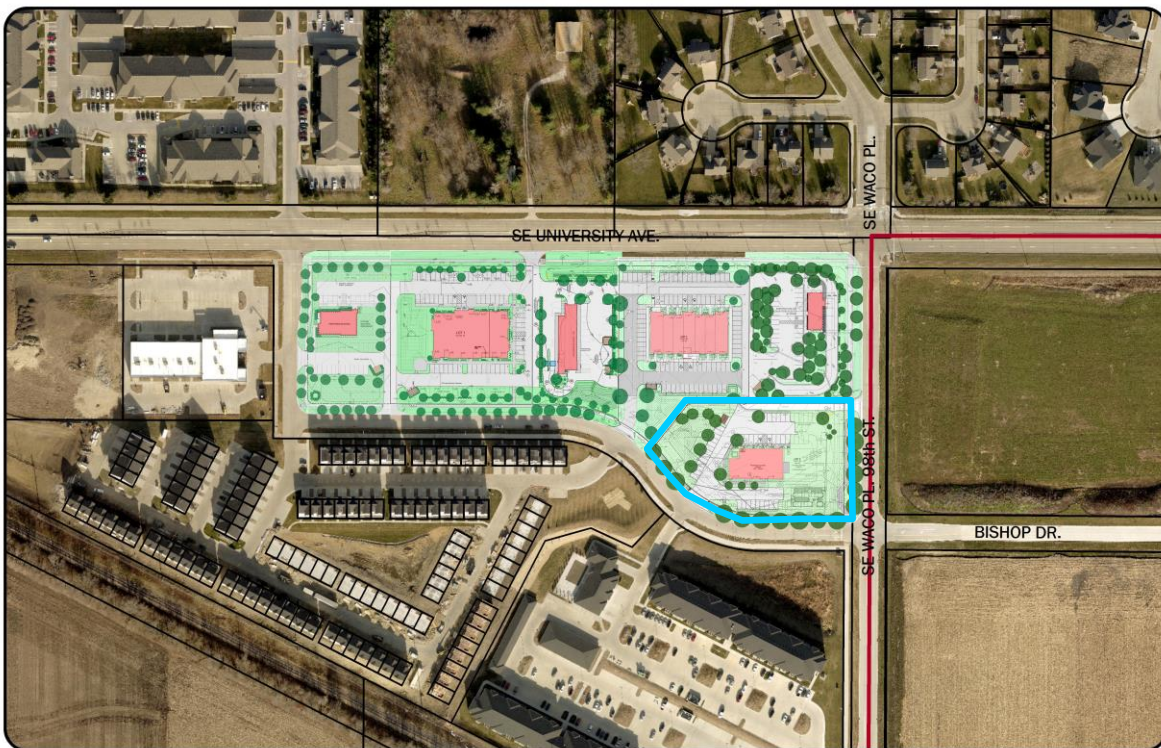
**Owner's Representative:** Korey Marsh, PE – Snyder & Associates, Inc.

**Request:** The applicant is requesting approval of a site plan for a grocery store.

**Location and Size:** Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 1.62 acres.

**Property Address:** 1475 SE Bishop Drive

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed project area (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Commercial – Retail	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
South	Apartments	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Commercial within City of West Des Moines	N/A – City of West Des Moines	N/A – City of West Des Moines
West	Commercial / Townhome Residential	Community Commercial / Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

## BACKGROUND

The subject property is located within the Cove at Kettlestone development. The property is a vacant lot, platted as Lot 2, Cove at Kettlestone Plat 4.

## PROJECT DESCRIPTION

The project includes the construction of a single-story building for a grocery store that includes a small restaurant space within the grocery store. The building is 6,000 square feet in area and 28 feet in height. The main entrance to the building is located on the north side of the building. A small patio is proposed on the east side of the building.

The site plan includes a trash enclosure located at the northwest corner of the site and a monument sign located at the northeast corner of the site, adjacent to SE Waco Place.

The site plan also shows a potential future addition which includes a 4,000 square foot building addition, additional parking spaces, and continuation of the drive aisles to provide continued access around the site and building. A future addition will require separate site plan approval.

## ACCESS AND PARKING

There are two accesses into this site. One is located at the northwest corner off of the shared private drive and one is located at the southwest corner off of SE Bishop Drive.

A total of 24 parking spaces are required for this project. The total amount of parking proposed is 38 spaces including 2 accessible stalls. The site plan also identifies a bicycle rack located to the northeast of the building that includes 2 bicycle parking spaces to meet the Kettlestone Design Guidelines. The proposed site plan

meets the parking requirements. The site plan also calls out areas at the east sides of the site for future parking; this includes a possibility of an additional 15 parking stalls in the future.

### **SIDEWALKS/TRAILS**

A ten-foot-wide trail will be installed along SE Waco Place and a five-foot-wide sidewalk will be installed along SE Bishop Drive adjacent to the site. A pedestrian connection is provided into the site from the public sidewalk along SE Bishop Drive. Sidewalks are proposed interior to the site in order to provide pedestrian connections from the parking lot to the proposed building and around the building.

### **UTILITIES**

This site will be serviced with all public utilities. Water and sanitary sewer will be brought in from the mains located to the south along SE Bishop Drive. Storm water detention will be provided with a detention basin located at the west side of the site and with underground detention located at the southeast corner of the site.

### **LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 35%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

### **ELEVATIONS**

The elevations of the building are proposed to be constructed mostly of stone, brick, storefront system, and Nichiha siding. The trash enclosure is proposed to be constructed of brick with metal gates.

### **MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

### **COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Kettlestone Design Guidelines. Staff recommends approval of the site plan for Cove at Kettlestone Plat 4, Lot 2 subject to remaining staff comments.