

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop F4 Ashworth Site Plan

PREPARED BY: Elizabeth Cramblet – City Planner

REPORT DATE: February 21, 2025

MEETING DATE: February 25, 2025

GENERAL INFORMATION

Owner/Applicant:

The Quarter at Waukee, LLC/C/O Harry Coin

Owner's Representative:

Jared Dobesh, Confluence

Request:

The applicant is requesting approval of a site plan for a multitenant commercial building including three tenant spaces.

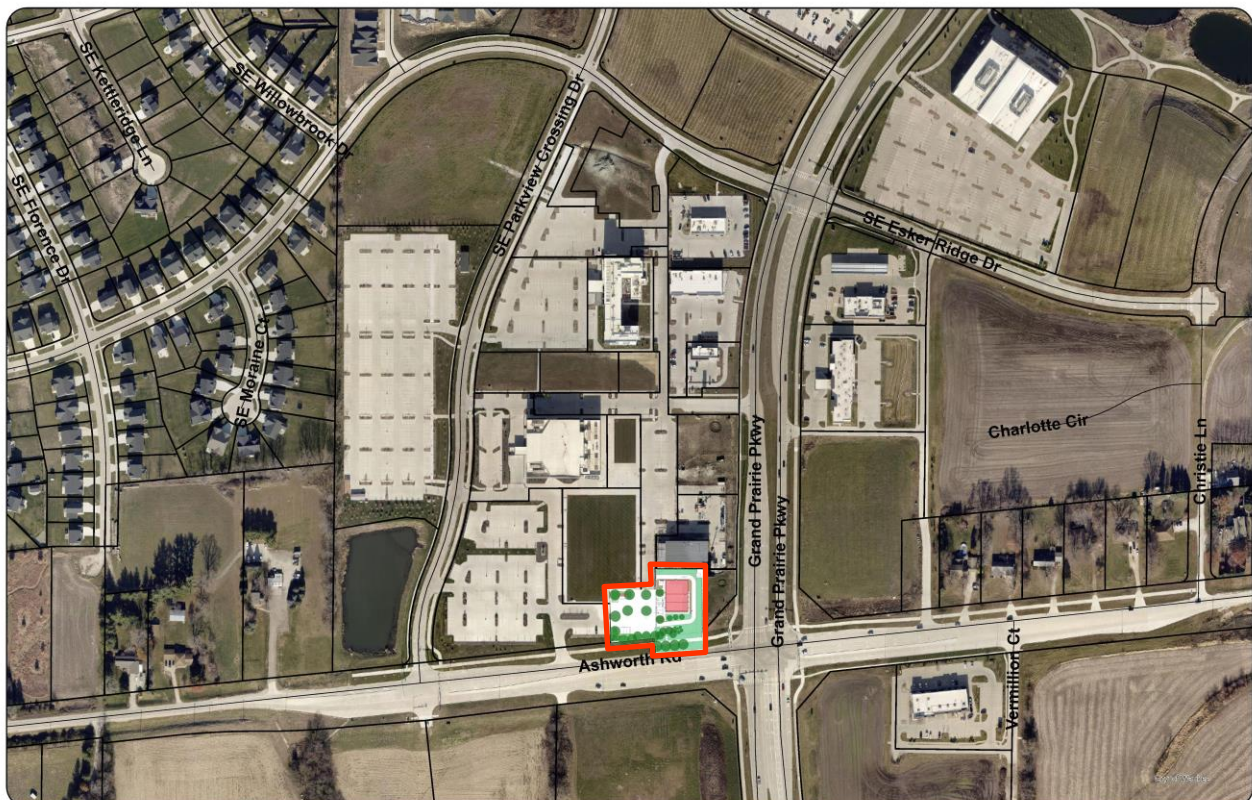
Location and Size:

Property is generally located west of Grand Prairie Parkway and north of SE Ashworth Road containing approximately 0.51 acres (22,277 square feet).

Property Address:

2980 Grand Prairie Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	K-Retail Community	K-RR (Kettlestone Retail Regional District)
North	Developed – Real Estate Building	K-Retail Community	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped	K-Retail Regional	K-RR (Kettlestone Retail Regional District)
East	Vacant – Undeveloped	K-Retail Community	K-RR (Kettlestone Retail Regional District)
West	Developed – Parking Lot	K-Retail Community	K-RR (Kettlestone Retail Regional District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 0.51 acres. The property is currently platted as one lot, Lot 9 of KeeTown Loop Plat 4. The property is located west of Grand Prairie Parkway and north of SE Ashworth Road.

PROJECT DESCRIPTION

The project includes the construction of a single-story building that will include three (3) tenant spaces for restaurant, retail, and/or medical uses. The building is 5,870 square feet in area and 20’-6” in height. A trash enclosure is provided at the west side of the site. Both ends (north and south) of the building include a drive-thru lane that runs along the east side of the building with a pick-up window for potential tenants. These will only serve as pick-up windows for the drive through. The addition of menu boards will need to be approved as a separate permit by the Community Development Department. An outdoor eating area is proposed on the northwest corner of the building.

ACCESS AND PARKING

Existing access to the proposed site is off SE Ashworth Road, Grand Prairie Parkway, and SE Parkview Crossing Drive. Parking for the site is located west of the building.

Five and 6-foot-wide sidewalks will be provided along the front entrance of the proposed building, along the south side and a portion of the west side of the building to the property along SE Pleasant View Drive. An existing 10-foot-wide trail is provided adjacent to the site along Grand Prairie Parkway. A pedestrian connection is provided into the site from the sidewalk along SE Pleasant View Drive that runs north behind the proposed building and an additional 6-foot-wide path will be located along the front of the building. An additional sidewalk will run south connecting to the existing sidewalk along SE Ashworth Road.

A total of 53 parking spaces are required for the proposed site plan based on a use for restaurant, retail and office tenants. A total of 53 stalls are being provided including stalls adjacent (west) of the site, including 4 accessible spaces. Two bicycle parking spaces are being provided to comply with the requirements of the Kettlestone Design Guidelines.

UTILITIES

All public utilities are provided to the site. Stormwater detention will be provided with the existing detention pond located west of SE Parkview Crossing Drive, north of SE Ashworth Road. This was constructed during the construction of the Shops at Kettlestone North Plat 4 and revised as part of KeeTown Loop Plat 1.

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 approximately 48.4%. Street trees will be installed along SE Ashworth Road with additional trees along the front entrance and south side of the property. Additional trees will be installed in the existing parking lot to the west. The required amount of plantings are being provided per the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building will be constructed of fiber cement board and brick veneer in different color variations with storefront glazing. Elevations of the proposed building have been provided for review.

The trash enclosure will be constructed of brick and composite wood to match the building.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the site plan for KeeTown Loop F4 Ashworth subject to any remaining staff comments.