

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Iowa Ortho Waukeee – Site Plan

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

**REPORT DATE:** April 18, 2025

**MEETING DATE:** April 22, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Iowa Ortho

**Owner's Representative:**

Keith Weggen, ASLA, Civil Design Advantage

**Request:**

The applicant is requesting approval of a site plan for a medical office building.

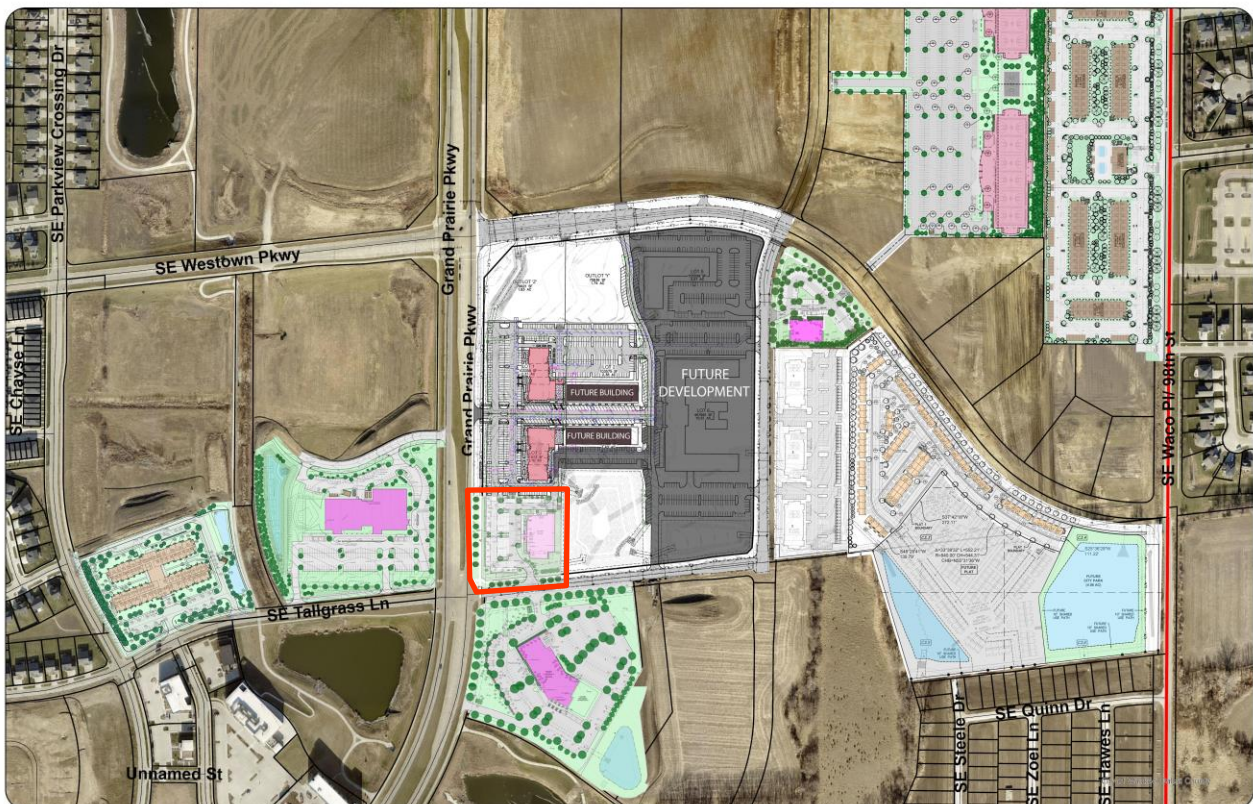
**Location and Size:**

Property is generally located east of Grand Prairie Parkway and north of SE Tallgrass Lane containing approximately 2.00-acres.

**Property Address:**

2425 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	Office	K-RC (Kettlestone Retail Community District)
North	Future Commercial – Kettlestone Central Retail	Office	K-RC (Kettlestone Retail Community District)
South	Medical Clinic – Unity Point	Office	K-OF (Kettlestone Office District)
East	Vacant – Undeveloped & Stormwater Pond	Office	K-MU (Kettlestone Mixed Use District)
West	Medical Clinic – The Iowa Clinic	Office	K-RC (Kettlestone Retail Community District)

**BACKGROUND**

The subject property is located within the Kettlestone Corridor and includes 2-acres. The property was platted as a lot with the Kettlestone Central South Plat 2 development. The property is located east of Grand Prairie Parkway and north of SE Tallgrass Lane.

**PROJECT DESCRIPTION**

The project includes the construction of a single-story medical office building. The building is 15,843 sq ft in area and 19-ft in height. The main entrance to the building is shown along the west side of the building with a canopy. A service drive/loading zone is indicated along the north side of the building.

A trash enclosure is located at the northeast corner of the site. A monument sign is proposed at the southwest corner of the site.

**ACCESS AND PARKING**

One access is proposed into the site off of SE Tallgrass Lane. Two other accesses will be provided into the site at the north from the adjacent property.

A 10-foot-wide trail exists adjacent to the property along Grand Prairie Parkway. A 10-foot-wide trail will be provided adjacent to the site along SE Tallgrass Lane. A pedestrian connection will be provided from the trail along Grand Prairie Parkway into the site. Other pedestrian connections will be provided through the parking lot and around the building.

A total of 46 parking spaces are required for the proposed site plan and they are providing 96 spaces, including 8 accessible spaces. A total of 2 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 will be collected in an existing stormwater detention pond located off-site, just to the east of the subject 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 approximately 33%. Street trees will be installed along both Grand Prairie Parkway and SE Tallgrass Lane. 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 mostly brick and metal wall panels. Elevations of the proposed building have been provided for review.

The trash enclosure will be constructed of brick with a metal gate to match the building.

## **LIGHTING PLAN**

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

## **COMPREHENSIVE PLAN**

The subject property is within the Kettlestone Corridor. The land use shown within the Kettlestone Master Plan for the subject property is office. The proposed site plan is consistent with the Kettlestone Master Plan.

## **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 for Iowa Ortho Waukeee subject to any remaining staff comments.