

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	Freddy's / 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 property received site plan approval from City Council on April 1, 2024 for the site utilities and parking lot only. The approved site plan on file did not include any of the buildings or site amenities. Since that time, none of the utilities or parking areas were installed.

The applicant is now requesting approval of a site plan that includes all of the site utilities, parking areas, site amenities and several buildings.

PROJECT DESCRIPTION

The project involves the construction of four multi-tenant retail buildings. The building at the northwest corner of the site is approximately 23,000 square feet in area and 26-feet in height. The building to the south of the one at the northwest corner of the site is approximately 15,000 square feet in area and 26-feet in height. The C-shaped building located on the north side of the site is approximately 54,000 square feet in area and 26-feet in height. The building at the south side of the site is approximately 18,000 square feet in area and 31-feet in height. All buildings are intended for commercial use, which could include retail or restaurant spaces. Tenants are unknown at this time.

The site plan includes several parking areas across the site. The parking will be shared parking for the entire Waukee Towne Center development. Site amenities are shown between the buildings located at the northwest corner of the site. These include a water feature, a skating rink/multi-use space, a playground area, a firepit and several seating areas.

The site plan includes an amphitheater area along the City’s pond, located along the west side of the site. This includes a paved area along the pond with a grass area for seating.

The site plan also includes several trash enclosures throughout the site for each of the buildings proposed. The trash enclosures are mostly located behind the buildings, with the exception of the south building providing a screen wall to match the architecture of the building in order to screen the trash enclosure.

The site plan also shows one building for future development. That building will be required to obtain a separate site plan approval at a future 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 996 parking spaces, including 24 accessible 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 proposed site lighting. The photometric plan meets the lighting requirements of the Site Plan Ordinance.

BUILDING ELEVATIONS

The elevations of the buildings are proposed to be constructed mostly of brick, composite cladding panels, concrete masonry unit, metal panels, fiber cement siding, EIFS, and glazing. The trash enclosures are proposed to be constructed of concrete masonry unit to be consistent with the design of the buildings. The building elevations have been provided for review.

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 for Waukee Towne Center Phase 2 subject to remaining staff comments.