



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Premiere Dance Addition – Site Plan

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

**REPORT DATE:** February 20, 2026

**MEETING DATE:** February 24, 2026

### GENERAL INFORMATION

**Owner/Applicant:** Premiere Properties, LLC

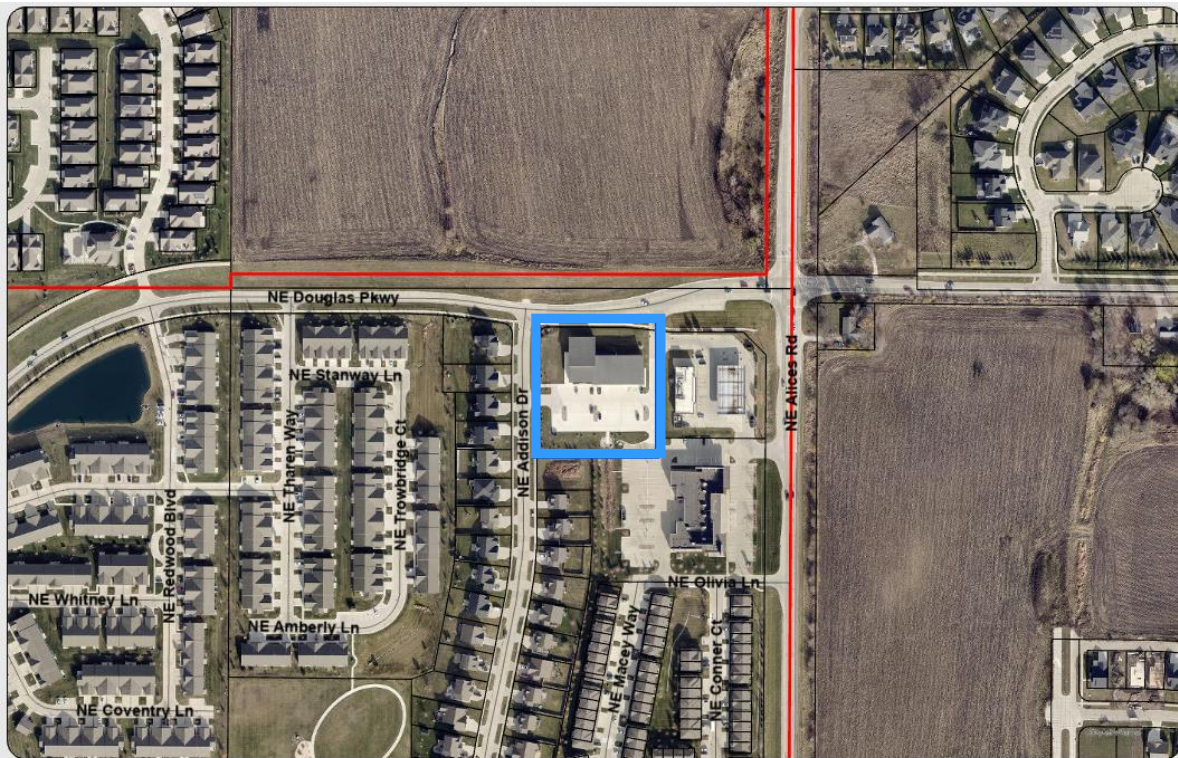
**Owner's Representative:** Rick Baumhover, Bishop Engineering

**Request:** The applicant is requesting approval of a site plan for an addition to the existing dance studio building.

**Location and Size:** Property is generally located south of NE Douglas Parkway and west of NE Alice's Road, containing approximately 1.92 acres.

**Property Address:** 870 NE Douglas Parkway

### AREA MAP



**ABOVE:** Aerial of property identifying the site (outlined in **BLUE**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Premiere Dance (Dance Studio)	Neighborhood Commercial	C-1 (Community and Highway Service Commercial District)
North	City of Clive	N/A	N/A
South	Single Family Residential / Commercial	Single Family Residential / Neighborhood Commercial	R-2 (One & Two Family Residential District) / C-1 (Community and Highway Service Commercial District)
East	Casey's Gas Station	Neighborhood Commercial	C-1 (Community and Highway Service Commercial District)
West	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)

**HISTORY**

The subject property received site plan approval from City Council in the fall of 2021. The existing building was constructed in 2022.

**PROJECT DESCRIPTION**

The project includes additions to the existing building. A total of 7,345 square feet of building space is being proposed to be added to the existing building. This includes a 3,135 square foot addition at the northeast side of the building and a 4,210 square foot addition at the west side of the building. Both of these spaces are proposed to be single-story and 28.5 feet in height. The existing building is 12,621 square feet in area. The overall building area with the proposed additions will be 19,966 square feet.

The project also includes additional parking at the south side of the site and additional sidewalks around the building.

**ACCESS AND PARKING**

No new accesses are proposed. The existing access off of NE Addison Drive and the existing shared access off of NE Douglas Parkway will remain.

A total of 80 parking spaces are required for this site. The site includes 56 existing parking spaces and the proposed site plan includes adding 10 parking spaces for a total of 66 spaces, including 3 accessible spaces. The remaining parking requirements are being met with a shared parking agreement with the property to the south (Lot 34).

**SIDEWALKS/TRAILS**

No new public sidewalks or trails are proposed with this project. Five-foot wide sidewalks exist along both of the public streets adjacent to this site. Additional sidewalks are proposed interior to the site in order to

provide pedestrian connections from the parking lot to the proposed building additions and around the building.

### **UTILITIES**

This site is already serviced with all public utilities. Storm water detention is provided with a shared detention basin located directly south of this 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 33%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

### **ELEVATIONS**

The elevations of the building additions are proposed to be constructed mostly of masonry, fiber cement siding and glass storefront system to match the existing building.

### **COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Premiere Dance Addition subject to remaining staff comments.