



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Mercy Clinic at Greenway Park

DATE: October 13, 2009

GENERAL INFORMATION:

Applicant: LADCO Development

Requested Action Site Plan Approval

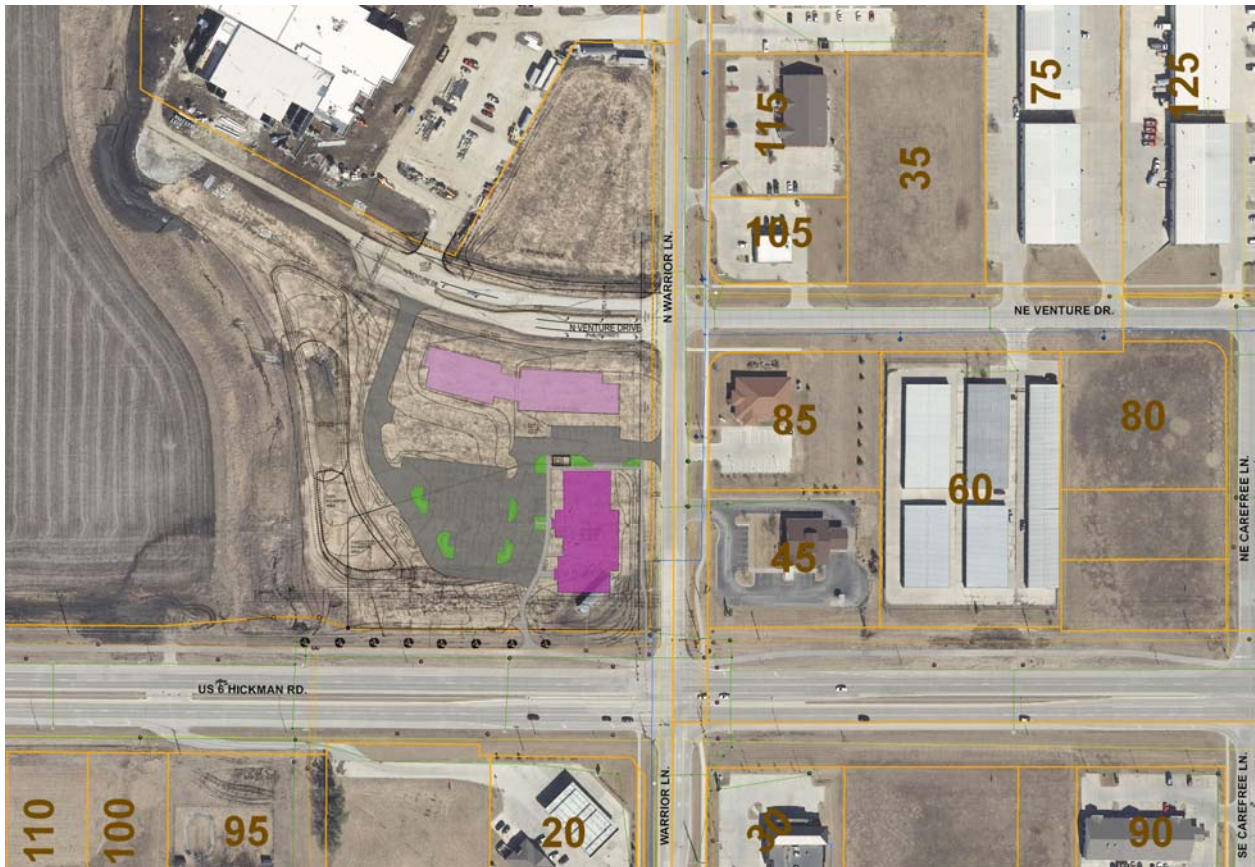
Location and Size: Property is generally located at the northwest corner of the Hickman Road/ N. Warrior Lane intersection containing approximately 2.10 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Village	C-1
North	Vacant - Undeveloped	Neighborhood Village	C-1
South	Casey's General Store	Neighborhood Village	C-1
East	Bank, Dental Office	Neighborhood Village	C-1
West	Vacant - Undeveloped	Neighborhood Village/ Neighborhood Residential	A-1

BACKGROUND:

The project is within the overall conceptual development plan proposed by LADCO Development involving the future development of all the Broderick property. At this time the applicant is requesting Approval of a site plan for the development of a medical clinic for Lot 3 of Waukeee Greenway Park Plat I.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the construction of a new 14,000 square foot Mercy Clinic and a portion of Lot 2 of Waukee Greenway Park Plat I necessary to provide access to the site from N. Warrior Lane and N. Venture Drive.

SITE:

The site is proposed to be developed with a shared parking area between Lots 2 and 3 of Greenway Park and access provided from N. Warrior Lane and N. Venture Drive.

STREETS AND PARKING:

As a part of the development of Lot 3, the applicant is proposing to construct the access driveways and a portion of the shared parking lot across Lot 2. The proposed clinic requires only 42 parking stalls based upon a 3 stalls per 1,000 square feet calculation. However, due to the need to construct access driveways across Lot 2, the applicant will be providing 83 stalls as a part of this project. An additional 34 stalls have been planned for the future to satisfy the additional parking needs of Lot 2.

At a future date, it is contemplated that the N. Warrior Lane access may become a right-in/right-out as a part of a widening project for N. Warrior Lane.

The applicant has provided an emergency drop-off lane adjacent to the N. Warrior Lane access point, north of the clinic.

SIDEWALKS/TRAILS:

As a part of this project, the applicant will be installing a 4 foot public sidewalk adjacent to N. Warrior Lane.

The applicant is proposing to make a trail connection from the Raccoon River Valley Trail to the entrance of the new clinic. At the time Lot 2 is developed, the applicant will install another trail connection which will run through the western portion of Lots 2 and 3. This future trail is a part of a planned public trail intended to run from the Raccoon River Valley Trail, north past the YMCA and through the remainder of the Broderick property as suggested by the Major Streets Plan.

EASEMENTS:

No additional easements are required as a part of this project.

UTILITIES:

Storm sewer will be constructed to accommodate the water runoff anticipated from Lot 3 improvements with connections provided for the future development of Lot 2. Detention, currently provided adjacent to Lot 2, will be enlarged as a part of this project to account for the additional storm water needs of both Lots 2 and 3.

Utility service connections for the clinic will be made to existing utilities within the N. Warrior Lane and Hickman Road right-of-ways.

LANDSCAPING:

The applicant is proposing to provide 27 trees and 123 shrubs to satisfy the requirements of the Site Plan Ordinance for general site provisions and provide for additional beautification of the site. The proposed site development requires only 26 trees and 39 shrubs. Additional plantings have been proposed across portions of Lot 2 where infrastructure improvements are being made.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, stone, EFIS, and glass. The proposed elevations meet or exceed the Arterial Overlay requirements for material percentages. The clinic was designed to compliment the new YMCA facility through the use of the large format brick and elongated windows.

October 9, 2009

MISCELLANEOUS:

An exterior lighting plan has been provided for your review. As noted in the most recent staff comment letter, staff is unsure if any exterior building lighting is anticipated and what those lighting levels are anticipated to be. The applicant will need to provide a revised lighting plan for any additional lighting fixtures anticipated on the site.

A trash enclosure is proposed within the parking lot area north of the building. The proposed enclosure will also provide adequate screening of an anticipated transformer.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the Site Plan and would recommend Approval subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner