



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Warrior Station – Site Plan

**DATE:** June 8, 2010

**GENERAL INFORMATION:**

**Applicant:** Summas, LLC

**Requested Action:** Site Plan Approval

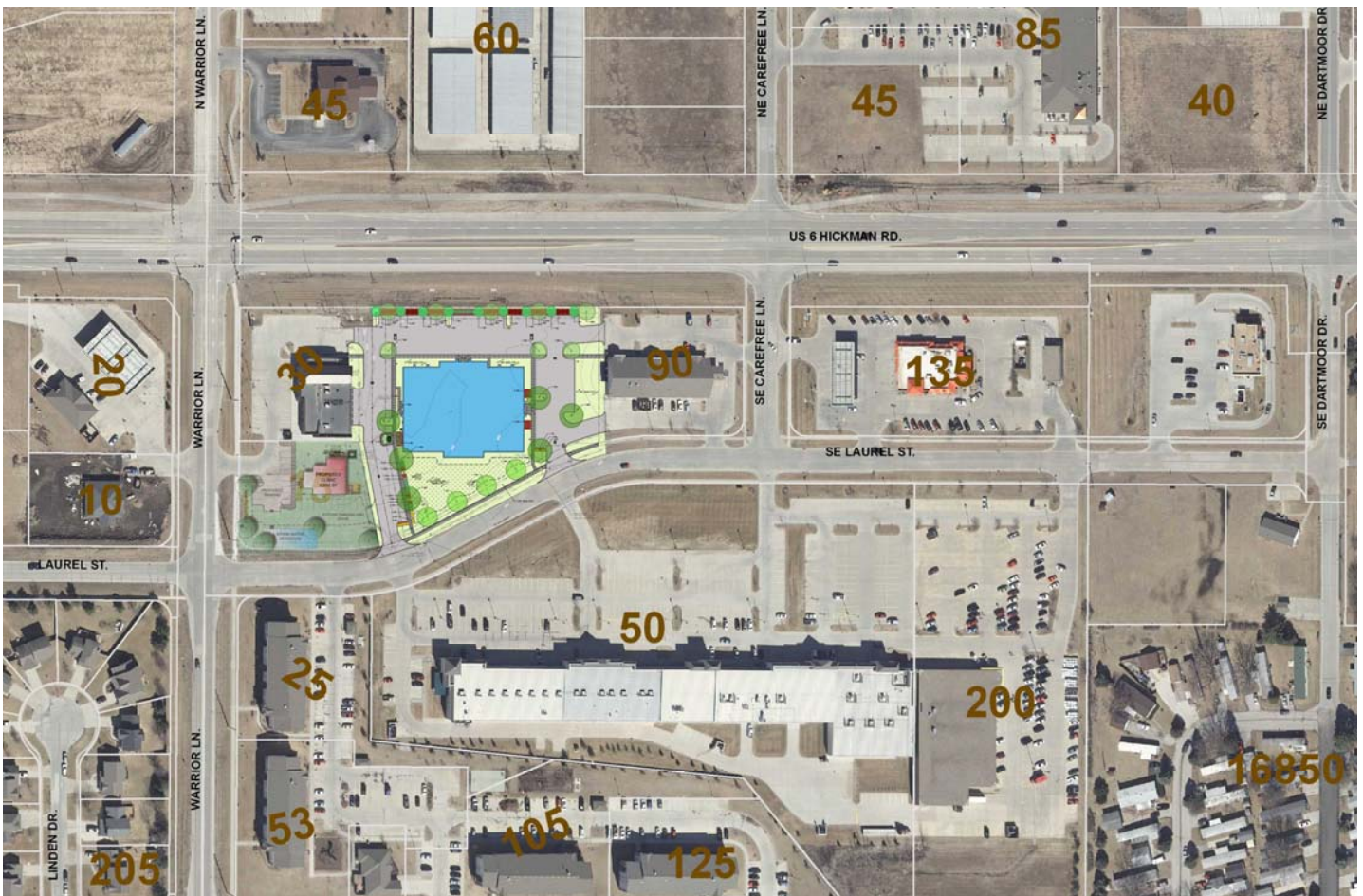
**Location and Size:** Property is generally located between E. Hickman Road (US HWY 6) and SE Laurel Street, east of Warrior Lane containing approximately 2.15 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	C-1
North	Budget Storage / First American Bank	Neighborhood Residential	M-1
South	Warrior Plaza	Neighborhood Residential	C-1
East	Wells Fargo	Neighborhood Residential	C-1
West	Waukeee Clinic / Craig Dental Clinic	Neighborhood Residential	C-1

**BACKGROUND:**

The proposed site is located between E. Hickman Road (Highway 6) and SE Laurel Street, east of Warrior Lane. The project is a part of the greater Windfield Commercial Development that was designed to have several individual lots with shared access and driveways to provide for a cohesive and planned commercial area. As a part of the site development of the property, 3 existing lots will be used to accommodate a new 24,197 square foot building and help finalize the circulation network for the businesses located between Warrior Lane and SE Carefree Lane.



Aerial of Project and Surrounding Properties

**PROJECT DESCRIPTION:**

The project involves the construction of a new 24,197 square foot building to accommodate 3 separate medical/clinic type entities.

**ACCESS AND PARKING:**

Access to the site is proposed to be provided from two locations on SE Laurel Street. The two access locations align with existing access driveways into the Warrior Plaza site. As a part of the project, the applicant will also be paving connections on both the east and west side of the property to the adjacent drive lanes. These connections will provide critical alternative access to the adjacent properties should the existing access locations on Warrior Lane and SE Carefree Lane need to be removed at a future date due to anticipated congestion and vehicle stacking at the respective Hickman Road intersections.

Based upon the proposed building square footage and anticipated land uses for the site, the applicant is required to provide a total of 81 parking stalls based upon a 3 per 1,000 square foot calculation. A total of 104 parking stalls are proposed to be provided including 6 off-site stalls that are proposed to be created on the Waukee (Methodist) Clinic site. The applicant has indicated that the amount of parking proposed is intended to be substantially utilized immediately.

Public sidewalk will be provided adjacent to SE Laurel Street as a part of the project. In addition, two pedestrian connections from the public sidewalk on SE Laurel Street are proposed to the building location

**UTILITIES:**

Water for the site will be provided off of the existing water main that runs along the west side of the site and the main on SE Laurel Street. Sanitary sewer for the site will be provided from the existing main along SE Laurel Street. A detention pond is proposed along SE Laurel Street to handle the vast majority of required detention for the site. Additional storage of storm water is proposed underneath a portion of the parking area north of the building.

**LANDSCAPING:**

The Arterial Overlay District standards for landscaping require the applicant to provide 25 trees and 38 shrubs based upon the required amount of open space. The applicant is proposing to provide 27 trees and 83 shrubs to assist in site beautification and applicable screening requirements for ground mechanical units and vehicular headlights.

**ELEVATIONS:**

Elevations have been provided for your review. The building is proposed to be constructed primarily of brick, CMU, EFIS, and glazing. The four elevations of the building meet the 70% building materials requirement related to the Overlay District.

**MISCELLANEOUS:**

A lighting plan will be provided for your review at the Planning and Zoning Commission meeting. Staff has reviewed a draft version of the lighting plan and anticipates the revised plan will meet the ordinance requirements.

A trash enclosure is proposed on the west side of the building. A detail of the proposed enclosure has been provided as a part of the elevation drawings and is intended to be complimentary to the design of the building.

Consistent with past discussions with the Commission, the applicant has provided the LEED checklist as it relates to this building which indicates the points the applicant feels they could receive based upon the requirements.

**STAFF RECOMMENDATION**

At this time staff would recommend approval of the site plan for Warrior Station subject to remaining staff comments.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner