



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Latter Day Saints Church – Parking Lot Addition Site Plan

**DATE:** May 24, 2011

**GENERAL INFORMATION:**

**Applicant:** Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints

**Requested Action** Site Plan Approval

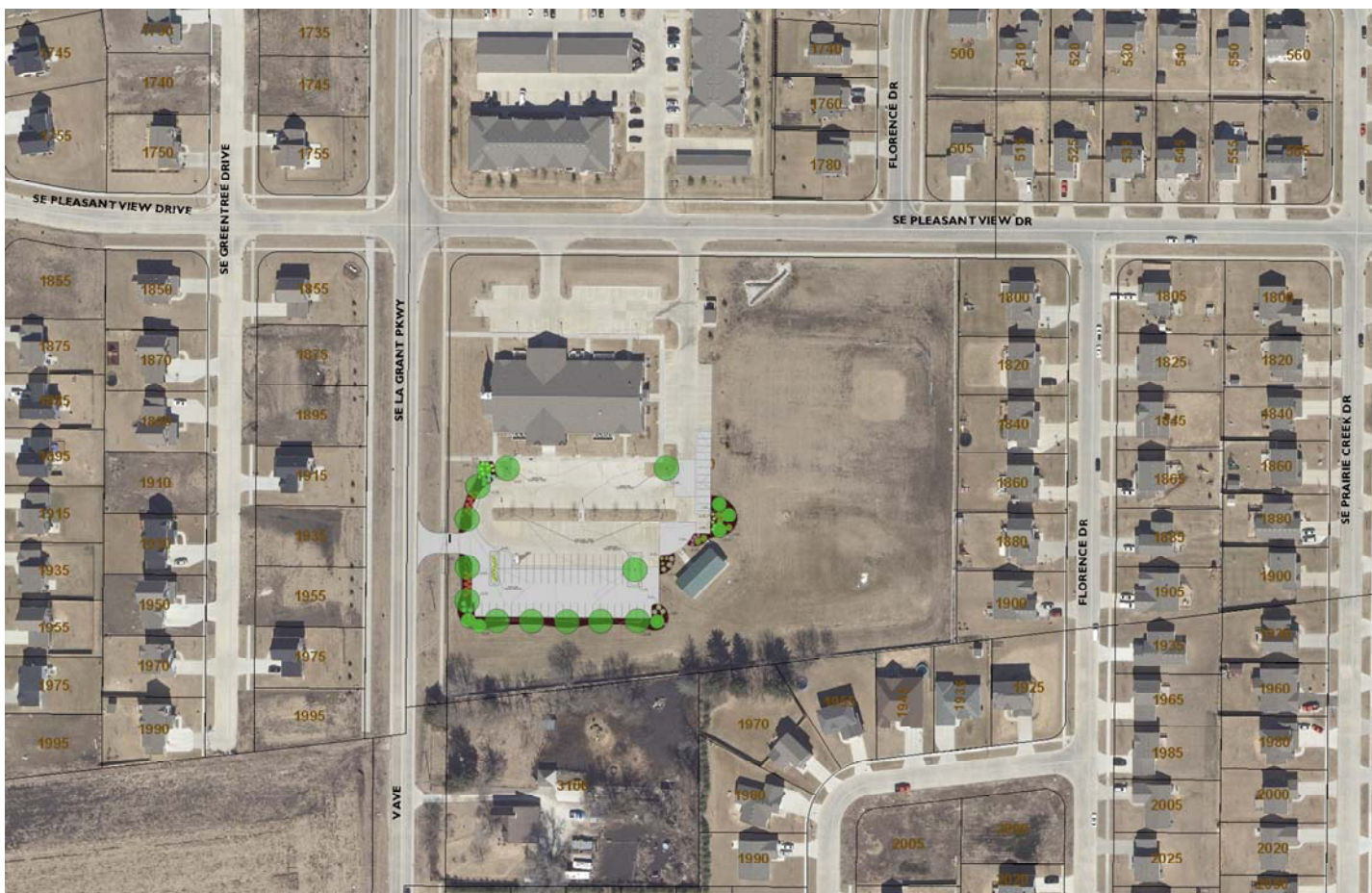
**Location and Size:** Property generally located along the south side of SE Pleasant View Drive at 400 SE Pleasant View Drive in the southeast corner of the intersection with SE L.A. Grant Parkway containing approximately 7.27 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Latter Day Saint Church	Neighborhood Residential	R-3
North	Parkview Place Condominiums	Neighborhood Residential	R-3
South	Small Agricultural Estate / Grant Park Plat 1	Neighborhood Residential	A-1 / R-2
East	Parkview Crossing Plat 3	Neighborhood Residential	R-2
West	Hemingway Plat 1 – single family residential lots	Neighborhood Residential	R-2

**BACKGROUND:**

The subject property was proposed for site plan approval in May/June of 2003 for construction of the now existing 16,338 square foot Latter Day Saints Church and associated parking lot and recreation improvements. The church is now requesting an expansion of the parking area to better accommodate their member groups utilizing the facility.



Aerial Photo of Property and Surrounding Area

**PROJECT DESCRIPTION:**

The project involves the expansion of the parking area by 56 parking stalls from the existing 136 stalls, to provide a total of 192 parking stalls. The applicant is also proposing to construct a full access point into the property from SE L.A. Grant Parkway. The full access point is approximately 390 feet from the centerline of SE Pleasant View Drive, which exceeds the City's minimum spacing requirement of 250 feet.

**PAVING / PARKING:**

As previously noted, the applicant is proposing to add 56 parking stalls the existing 136 stall parking area to create a total parking stall count of 192 stalls. This exceeds the 74 stall minimum ordinance requirement for parking stalls related to this type of facility.

**UTILITIES:**

All major utilities necessary to the operations of the facility had been provided as a part of the original construction of the building and site. As a part of the new site improvements, the applicant will be piping storm water from the new parking area southeast to an existing intake.

**LANDSCAPING:**

All required landscaping had been provided as a part of the original site development; however, the applicant is proposing to reconfigure some of the landscaping on the south side of the building to create more uniform presence with the expanded parking area and access point. As a part of the construction activities, the applicant will be removing 7 existing trees and installing 16 new trees and 66 new shrubs.

**STAFF RECOMMENDATION**

At this time all staff comments have been addressed and staff would recommend approval of the Site Plan.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner