



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Cove at Kettlestone Lot 2 – Site Plan

DATE: March 13, 2018

GENERAL INFORMATION:

Applicant: Waukee Investments I, LLC

Requested Action Site Plan Approval

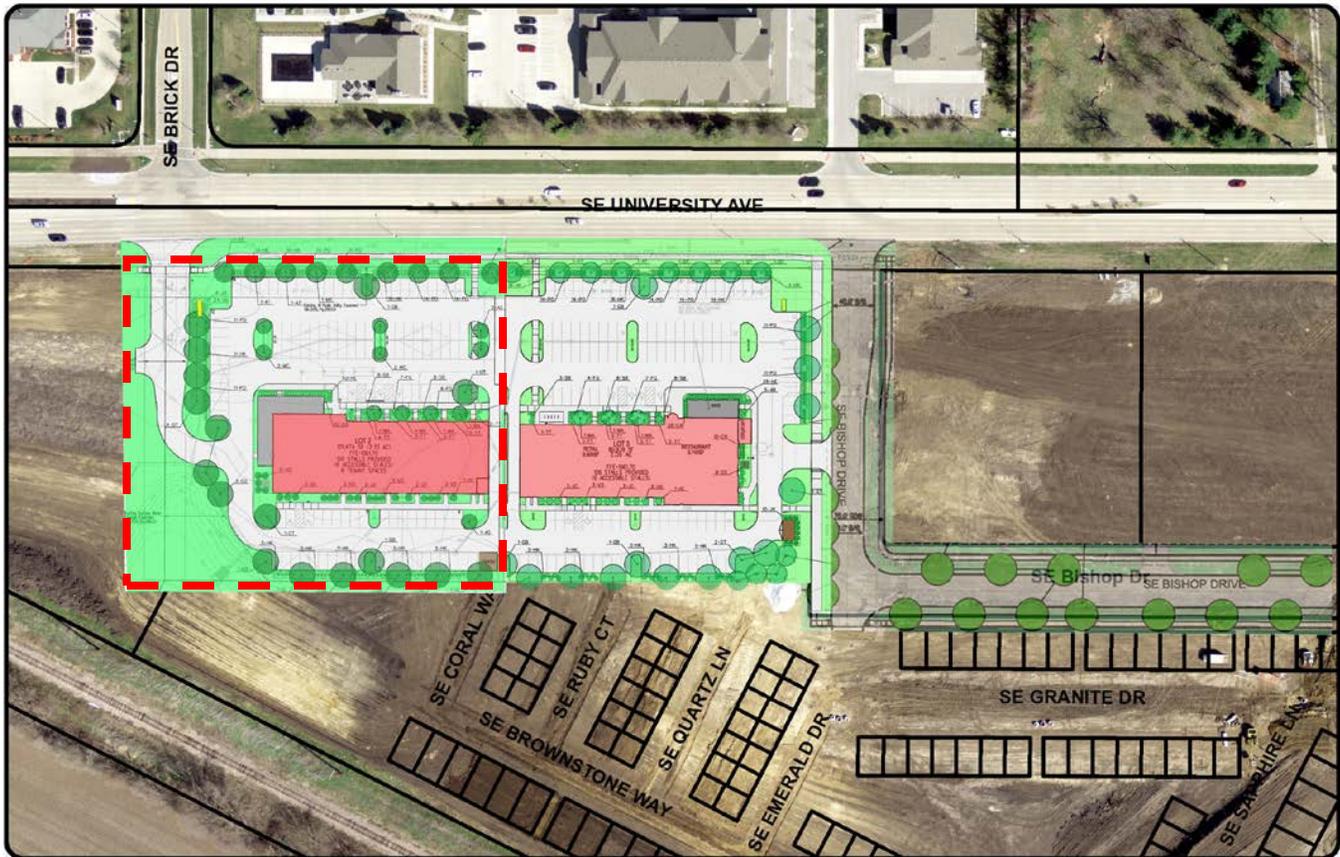
Location and Size: Property is generally located south of SE University Avenue and west of SE Bishop Drive and containing approximately 2.33 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Multi-Family Stacked High	PD/C-1
North	Winhall Apartments	Neighborhood Residential	PD/R-3
South	Cove at Kettlestone Townhomes	Multi-Family Stacked High	PD/C-1
East	Vacant	Multi-Family Stacked Medium	PD/C-1
West	Vacant	Multi-Family Stacked High	PD/C-1

BACKGROUND:

The subject property is located within the Cove at Kettlestone development that is located at the intersection of SE University Avenue and SE Waco Place. Initial phases of the development that have been approved are 131 townhomes and three 72 unit apartment buildings. The applicant was also the developer of the multi-tenant commercial building on the adjacent lot to the east.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 14,434 square foot multi-tenant commercial building, associated parking, trash enclosure, and site utilities. The site plan identifies the building having a 9,238 square foot retail portion and 5,196 square foot restaurant portion of the building. An outdoor patio is also identified on the front of the building for the use of the restaurant. The trash enclosure is indicated in the southeast corner of the site.

ACCESS AND PARKING:

Access to the site will be provided on the west side of the site from SE University Avenue, a public street. Access to SE Bishop Drive will also be provided across the adjacent property to the east. The future access off of SE University Avenue will be an un-signalized full access. In the future it is possible that a traffic signal could be located at this location, however, the current Capital Improvements Plan (CIP) does not include this signal as a future project.

A total of 115 parking spaces are required for this facility. The total amount of parking proposed is 126 spaces (including 6 handicap accessible stalls). The site plan also identifies 5 bicycle parking spaces. The bike rack is located along the northeast side of the building.

As part of the improvements to the site a 5 foot sidewalk will be extended along SE University Avenue. A pedestrian connection into the site from the sidewalk has been indicated on the site plan.

UTILITIES:

Storm water detention will be provided in the detention basin to the southwest of the site that is located within the Cove at Kettlestone Townhome development to the south. Water and sanitary services were stubbed into the lot as part of the initial plat improvements and with the improvements to Lot 3.

OPEN SPACE AND LANDSCAPING:

A minimum of 15% of the project area is required to be open space and the site plan indicates that 26.3% open space will be provided. Landscaping has been provided in compliance with the required planting requirements.

ELEVATIONS:

The proposed building will be constructed of a variety of materials including brick, storefront glazing, and simulated wood panels (fiber cement). Per the adopted Planned Development Agreement for the property, 30% of the street facing façade at pedestrian level shall be fenestration, which the proposed elevations meet that requirement. The proposed elevations meet the intent of both the Site Plan Ordinance as well as the Planned Development Agreement. Material samples will be available for review at the Planning & Zoning Commission meeting.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The photometric plan and fixtures meet the requirements outlined within the Planned Development Agreement and the Site Plan Ordinance.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner