



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: The Shoppes at Williams Pointe

DATE: July 23, 2013

GENERAL INFORMATION:

Applicant:

LEG Investment, LC

Requested Action

Site Plan Approval

Location and Size:

Lot 1 of Williams Pointe Plat 14, generally located between SE Brick Drive and SE Waco Place along E Hickman Road, containing 4.68 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	C-1
North	Commercial Office/City of Clive	N/A	N/A
South	Vacant - Undeveloped	Neighborhood Residential	C-1
East	Stivers Ford	Neighborhood Residential	C-1
West	Vacant - Undeveloped	Neighborhood Residential	C-1

BACKGROUND:

The subject property is a part of the Williams Pointe North Planned Development which was originally approved in 2005. To date all development within Williams Pointe North has been of a residential nature. The applicant is proposing to develop one of a total of three buildings on the property that fronts E. Hickman Road located between SE Brick Drive and SE Waco Place. Specifically, the applicant is requesting approval of a site plan for a 18,000 square foot multi-tenant retail building along with associated site improvements.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The proposed project includes the construction of a 18,200 square foot retail strip center which at this time is proposed for up to 13 individual bays and including approximately 4,200 square feet of restaurant space, 1,400 square feet of coffee shop/café space and 12,600 square feet of retail space. Two additional buildings have been indicated on the site plan for illustrative purposes and are not a part of this site plan.

ACCESS AND PARKING:

Full access to the site will be provided from two access points on the backage road (SE Stone Ridge Drive). The access locations are proposed to align with future access points to service the remaining undeveloped commercial ground on the south side of SE Stone Ridge Drive. A right in/right out access point has also been proposed along SE Brick Drive.

The overall intent of the shopping center is to include shared drive aisles and shared parking. Parking calculations have been provided based upon the proposed uses within the large multi-tenant building. The

anticipated layout for the future buildings along with the parking calculations have also been provided and meet the minimum required by the Zoning Ordinance.

The parking lot has been designed in accordance with the Site Plan Ordinance requirements including provisions for landscaped islands within the parking lots to break up long expanses of parking.

A drive thru lane has been provided for the end cap space on the west side of the proposed building. A second drive thru lane on the east side of the building has also been indicated for illustration purposes only. It is not intended to be built as a part of the initial construction.

SIDEWALKS/TRAILS:

An existing 10 foot trail is along SE Waco Place. The site plan indicates locations for connection from the shopping center to the existing trail in the future. An overall pedestrian way has been identified within the shopping center with a connection back to the public sidewalk along SE Brick Drive.

UTILITIES:

Access to utilities will be provided from the existing service stubs previously provided along SE Stone Ridge Drive. As indicated on the site plan both a 2 inch domestic line as well as a 6 inch fire service line is being provided into the building as the building will have a sprinkler system.

The site plan indicates the potential locations for two grease trap interceptors based upon restaurants located within the building.

Storm water detention for the site will largely be accomplished within an underground detention system that is proposed within the front parking lot. Some minimal detention is also being provided within the intakes in the rear of the parking lot as is permitted. The storm sewer system has been designed and routed to eventually drain into the existing drainage way and box culvert located in the northeast corner of the property. Downspouts for the building will be connected directly to the storm sewer system. No detention is required for this site.

OPEN SPACE AND LANDSCAPING:

A total of 27% of the site when fully built out is proposed to be maintained as open space which exceeds the minimum requirement of 20%. The site plan includes a substantial landscaping plan including provisions that were recently written into the site plan ordinance such as trees being located adjacent to the public streets and providing for a combination of overstory, ornamental and evergreen trees. Where necessary, hedge rows have been proposed to screen headlights from view of the public street.

ELEVATIONS:

The building is scheduled to be constructed with a number of different building materials including brick, stone, substantial glazing and EIFS. The building has been designed with substantial massing and a wide

variation in materials in colors in order to eliminate long expanses. The front of the building also includes varying heights of roofs in order to add interest to the overall building. A parapet wall has been proposed on the building to hide the roof mounted mechanical equipment.

MISCELLANEOUS:

Trash enclosures for the site have been indicated and will be constructed of consistent material to what is being utilized within the building including stone and brick.

A lighting plan has also been provided for review and conforms to the provisions within the City's lighting ordinance.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the site plan for The Shoppes at Williams Pointe subject to any outstanding staff comments.

CITY OF WAUKEE

Brad Deets
Development Services Director