



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Oakleaf Plat 1/Kum & Go #540 – Preliminary Plat, Final Plat, and Site Plan

DATE: August 11, 2015

GENERAL INFORMATION:

Applicant: Oakleaf Properties, LC and Kum & Go, LC

Requested Action Preliminary Plat, Final Plat, & Site Plan Approval

Location and Size: Property is generally located north of Interstate 80 and west of future Grand Prairie Parkway containing 6.72 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Waukeee Futures Corridor	K-RR
North	Vacant - Undeveloped	Waukeee Future Corridor	A-1
South	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
East	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
West	Vacant - Undeveloped	Waukeee Futures Corridor	A-1

BACKGROUND:

The applicants are requesting approval of a preliminary plat, final plat, and site plan in order to develop a convenience store within the Kettlestone development. The subject property was recently rezoned to Kettlestone Retail Regional (K-RR). As part of the development of this site the developer will be responsible for the construction of SE Kettlestone Boulevard on the north side of the site.



ABOVE: Proposed layout of the development.

PROJECT DESCRIPTION:

The project involves the construction of a Kum & Go convenience store that is proposed to be approximately 6,167 square feet in area along with a fuel canopy and eight fuel pumps to dispense gasoline. Monument signs are planned on the west and north sides of the property. The fuel storage tanks will be located underground on the west side of the property. One lot and one outlot are proposed on the plat. Outlot Z will need to be replatted prior to future development.

ACCESS AND PARKING:

Vehicular access to the site will be provided off of Grand Prairie Parkway on the west side and off of SE Kettlestone Boulevard on the north side. The access off of Grand Prairie Parkway will be a right-in right-out access. The access off of SE Kettlestone Boulevard will be a temporary full access drive. As development continues to the east of the property and as traffic warrants SE Kettlestone Boulevard will be widened and the median extended further to the east. When additional improvements to SE Kettlestone Boulevard are made the access of the north will be restricted to right-in right-out.

The required amount of parking is 30 parking stalls and the site plan indicates 30 regular stalls and 2 accessible stalls for a total of 32.

A 10 foot wide trail along SE Kettlestone Boulevard will be constructed as part of this project. The applicant has provided a pedestrian connection between the site and the trail via a 5 foot wide sidewalk on the north side of the site.

UTILITIES:

Sanitary sewer will be extended to the site from Grand Prairie Parkway. The site plan indicates that a grease interceptor will be installed onsite for the proposed building. Water main will be extended from a 12 inch main located on the south side of SE Kettlestone Boulevard. Storm water management will be provided by a detention basin on the east side of property. A majority of the storm water from the site will drain into an intake on the west side of the property that will be connected to the public storm sewer along Grand Prairie Parkway.

LANDSCAPING:

Proposed landscaping complies with the Kettlestone Design Guidelines. As part of being located within the Kettlestone development street trees are required along specific streets. The applicant has provided the required street trees along Grand Prairie Parkway and SE Kettlestone Boulevard. The required amount of open space is 20% and the site plan indicates a total of 43% open space is being provided.

ELEVATIONS:

This is the first building to be proposed within the entire Kettlestone Development. Staff has worked with the applicant to incorporate the architectural elements outlined within the Kettlestone Design Guidelines into the proposed building. The proposed building will be constructed on fiber cement paneling, metal paneling, and stone. A significant amount of glazing has been provided on the building in order to meet the minimum 30% required fenestration on a street facing façade. The north façade has 30% and the west façade has 40% fenestration. Building material samples will be available for review at the Planning & Zoning Commission meeting.

MISCELLANEOUS

The applicant has submitted a lighting plan for all proposed exterior lighting on the site. The proposed lighting is in conformance with site lighting requirements.

STAFF RECOMMENDATION

At this time Staff is comfortable with the preliminary plat/site plan and final plat and would recommend approval of the preliminary plat/site plan and final plat subject to remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

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