



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Stone Prairie Plat 4 – Preliminary Plat, Final Plat,
& Site Plan

DATE: October 25, 2016

GENERAL INFORMATION:

Applicant: Primus Construction

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

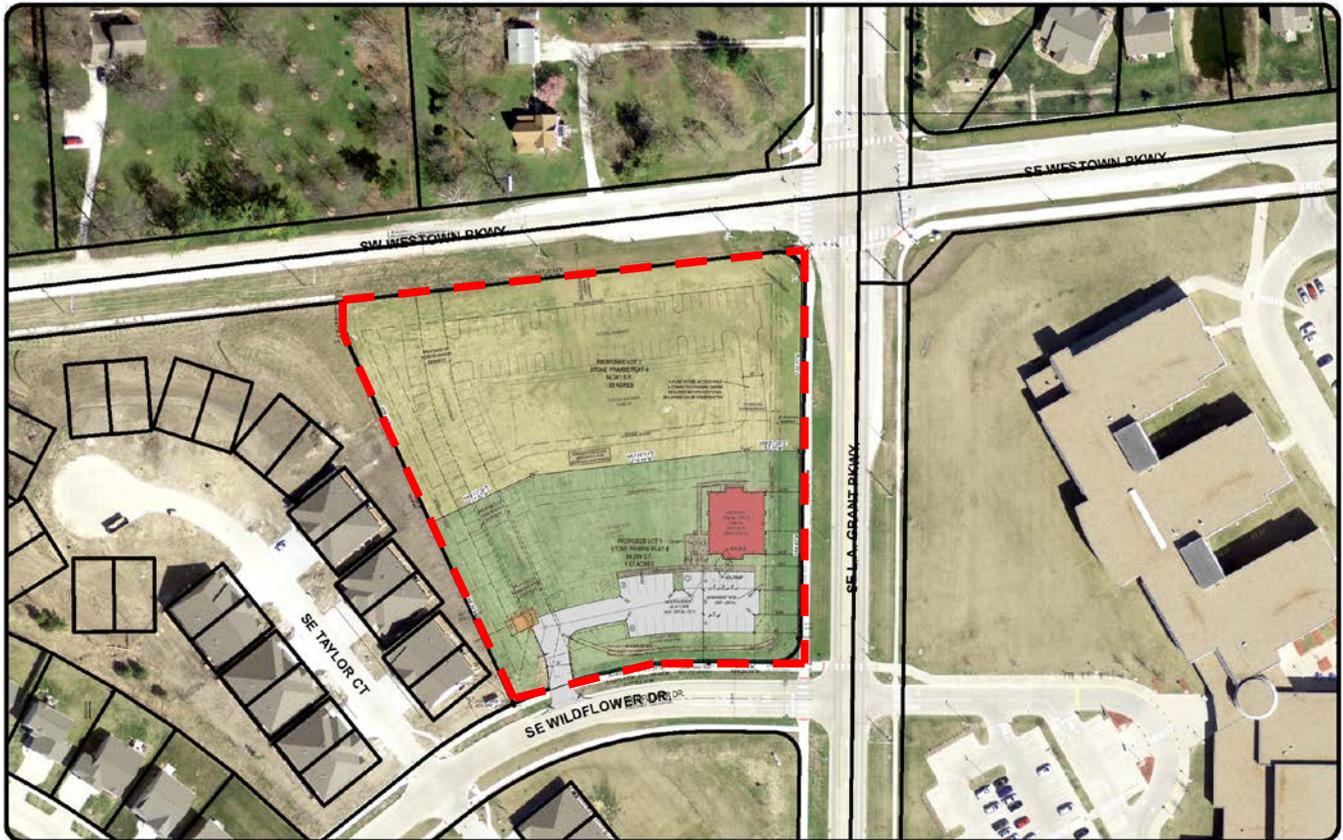
Location and Size: Property is located south of SE Westown parkway and west of SE L.A. Grant Parkway, containing 3.5 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1A
North	Existing Residential	Neighborhood Residential	C-1A
South	Timberline Ridge Townhomes	Neighborhood Residential	R-4
East	Waukeee South Middle School	Neighborhood Residential	A-1
West	Timberline Ridge Townhomes	Neighborhood Residential	R-4

BACKGROUND:

The subject property is located at the southwest corner of the SE Westown Parkway and SE L.A. Grant Parkway intersection. The applicant requests preliminary plat, final plat, and site plan approval for the creation of two commercial lots and the construction of a dental clinic.



ABOVE: Proposed development outlined in red dashed line. The proposed dental clinic is on Lot 1 (red building) and proposed Lot 2 is the yellow area to the north.

PROJECT DESCRIPTION:

The proposed request involves the replatting of Outlot Y from Stone Prairie Plat I to two separate lots. Lot 1 is proposed to be 1.93 acres and Lot 2 is proposed to be 1.57 acres in area. The intent is to utilize the properties for commercial development.

The Site Plan for Stone Prairie Plat 4 requests approval for a 3,594 square feet dental clinic and associated parking to be located on proposed Lot 1. The site plan also identifies additional buildings that could be constructed on Lot 1 and Lot 2. These future buildings will require separate site plan approvals from the Planning & Zoning Commission and the City Council.

ACCESS AND PARKING:

The proposed dental clinic will be accessed off of SE Wildflower Drive on the west side of Lot 1. Future site plans will require that the connection to SE Westtown Parkway be provided regardless if future development occurs on Lot 1 or Lot 2.

The parking ordinance requires 3 parking spaces per 1,000 square feet gross floor area. The total amount required per the Ordinance is 11 parking spaces. The site plan identifies a total of 27 parking spaces are to be provided.

SIDEWALKS/TRAILS:

No public sidewalks are required as part of this initial development. However, future site plans for any additional improvements on the site will require that the public improvements along SE Westtown Parkway be completed. These improvements will include storm sewer, curb and gutter, and a 5 foot sidewalk. There is an existing 10 foot trail that is located on the north side of SE Wildflower Drive that will provide pedestrian access to the site.

UTILITIES:

Utilities are available to the site. A sanitary sewer stub was previously extended to the southwest corner of Lot 1. Water services will be extended off of an existing 12-inch water main that is along SE L.A. Grant Parkway.

Storm water detention will be provided in a detention pond that is proposed to be located on the south side of the proposed dental clinic. The pond will outlet to the storm sewer along SE Wildflower Drive which connects to a 42-inch storm sewer on the east side of SE L.A. Grant Parkway. The storm water will then be routed to the south to its ultimate discharge point.

OPEN SPACE AND LANDSCAPING:

The required amount of open space for the development is 20% and the applicant will provide 75 % open space. The required amount of landscaping has been provided. In addition, landscape buffers will be provided on the east, south, and west sides of the development.

ELEVATIONS:

Colored elevations of the dental office have been provided for your review. The building is proposed to be constructed of stone, EIFS, and glazing.

Material samples will be available at the Planning and Zoning Commission meeting.

MISCELLANEOUS:

The Fire Department has reviewed the plans and is comfortable with the proposed use. All fire code items have been addressed.

The trash enclosure for the proposed development is provided on the west side of the access drive.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and would recommend approval of the preliminary plat, final plat, and site plan for Stone Prairie Plat 4 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner