



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Dental Clinic Expansion
– Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: March 18, 2021

MEETING DATE: March 23, 2021

GENERAL INFORMATION

Owner: Waukee Land, LLC

Applicant: Downing Construction

Owner's Representative: Monte Appelgate – Snyder & Associates, Inc.

Request: The applicant is requesting approval of a site plan for an addition to the existing dental office.

Location and Size: Property is generally located south of Hickman Road and east of SE Dartmoor Drive, containing approximately 0.88 acres.

Property Address: 350 E. Hickman Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Commercial	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Multi-Family Residential – Apartments	Mixed Use	R-3 / PD-1 (Multi-family Residential District / Planned Development District)
East	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Commercial	Mixed Use	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The project includes the construction of a 1,392 square foot addition on the south side of the building. This will bring the overall square footage of the building to approximately 5,000 square feet. The new addition also includes a basement that is just under 1,000 square feet.

The addition will be located in the existing parking lot area to the south of the existing building. The trash enclosure will remain in the same general area as it is currently, but will be adjusted slightly in order to make room for the new addition and parking stall adjustments.

ACCESS AND PARKING

There are two accesses into this site from the private street to the south.

A total of 18 parking spaces are required for this facility. The total amount of parking provided is 44 spaces including 2 accessible stalls.

SIDEWALKS/TRAILS

A five foot wide sidewalk exists along SE Laurel Street, located along the south side of this site. Pedestrian connections into the site are provided off of the sidewalk.

UTILITIES

This site is already serviced with all public utilities.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 33%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building addition are proposed to be constructed of the same brick and stone materials and colors to match the existing building.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Mixed Use. The Mixed Use classification provides a mixture of office, retail or residential land uses in areas along key transportation corridors.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Waukee Dental Clinic Expansion subject to remaining staff comments.