



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Waukee Dental – Site Plan

DATE: July 12, 2016

GENERAL INFORMATION:

Applicant:

Waukee Central, LLC

Requested Action

Site Plan Approval

Location and Size:

Property is generally located at the southeast corner of Hickman Road and SE Dartmoor Dr containing approximately 0.88 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Formerly Residential	Neighborhood Residential	C-1
North	Commercial – Heartland Tire and Auto	Neighborhood Residential	C-1
South	Vacant	Neighborhood Residential	C-1
East	Vacant	Neighborhood Residential	C-1
West	Vacant	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located at the southeast corner of Hickman Road and SE Dartmoor Drive. The property in question is approximately 0.88 acres. The applicant, Waukee Central, LLC, is requesting approval of a site plan for a dentist office.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties. Shaded in **GRAY** is the proposed bank to the east.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 3,616 square foot building to be used for a dentist office.

ACCESS AND PARKING:

Access to the site will be provided off of the private street located to the south of the site. A shared ingress/egress easement on the west side of the site will also provide access between this site and the site located to the west.

A total of 11 parking spaces are required for this facility. The total amount of parking proposed is 26 spaces (including 2 handicap accessible stalls). Traffic throughout the parking lot will be two-way traffic.

SIDEWALKS/TRAILS:

A five foot wide sidewalk will be installed along SE Laurel Street, located on the south side of this site.

Sidewalks are planned internal to the site, primarily around the building from the parking areas. The site plan does provide a pedestrian connection from the site to the sidewalk that will be constructed along the north side of SE Laurel Street.

UTILITIES:

All utilities will be extended to this site during platting. Sanitary sewer will be extended from SE Laurel Street located to the south. Water will also be extended from the south.

Storm water detention will be provided with a dry bottom detention basin located on the north side of the site.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total project area is 0.88 acres and the proposed amount of open space is 32% of the project area. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS:

The proposed building will be constructed mostly of brick and stone.

MISCELLANEOUS:

A trash enclosure is proposed on the southeast corner of the site. A small berm has been provided along the south side of the trash enclosure to provide additional screening of the trash enclosure from the private street.

The applicant has indicated areas of future parking on both the east and west sides of the building. For now, these areas will be sodded.

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements.

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

Melissa DeBoer, AICP
Planner II