



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Kettlestone Office Development – Site Plan

DATE: August 9, 2016

GENERAL INFORMATION:

Applicant: Knapp Properties / Ashworth Properties, Inc.

Requested Action: Site Plan Approval

Location and Size: Property is generally located east of Grand Prairie Parkway and north of future SE Esker Ridge Drive, containing 8.22 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Kettlestone Office	K-OF
North	Regional Storm Water Retention Pond	Conservation & Open Space	K-OF
South	Undeveloped	Kettlestone Office & Retail Community	K-OF / K-RC
East	Undeveloped	Kettlestone Office & Multi-Family Stacked Medium	K-OF / K-MF Stacked
West	Undeveloped	Kettlestone Office & Retail Community	K-OF / K-RC

BACKGROUND:

The subject property is located within the Kettlestone District at the intersection of Grand Prairie Parkway and SE Esker Ridge Drive. The subject property and surrounding property was rezoned in early 2016 to the respective Kettlestone zoning districts specified by the land use map for the Kettlestone District. The proposed site plan for an office building is the first phase of development proposed within the Ashworth Properties North Plat I development, and is the first of its kind within the Kettlestone District.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The site plan for the proposed project identifies a two-story 93,740 square foot office building. The building will be constructed and owned by Knapp Properties and the space will be leased by a single corporate tenant. The site plan also identifies a future building expansion on the east side of the building. The proposed building will back-up to an existing set of regional storm water retention ponds that are owner by the City of Waukee. Also identified on the plan is an outdoor patio and terrace that will overlook these ponds. The tenant will utilize this space for employees and events.

ACCESS AND PARKING:

Access to the site will be provided off of Grand Prairie Parkway and SE Esker Ridge Drive. The access off of Grand Prairie Parkway will be limited to a right-in right-out access. The access off of SE Esker Ridge Drive will be a permanent full access point.

As part of the improvements related to this site SE Esker Ridge Drive will be extended from Grand Prairie Parkway eastward to the future intersection of SE Esker Ridge Drive and SE Glacier Trail. Typically the developer of the property would be responsible for the installation and construction management of the road project, but in July 2016 the City of Waukee was awarded by the Iowa Department of Transportation a \$1.3 million RISE (Revitalize Iowa's Sound Economy) grant for the construction of the roadway. Because the City has received the grant the construction of the road must be a City bid and managed project. Agreements between the City and engineering firms have been reached for the design and management of the project.

The K-OF District requires 1 parking space per 250 square feet of office space. The proposed use requires 375 parking spaces and the site plan identifies a total of 413 parking spaces for the initial development. The site plan identifies a future parking expansion that will bring the total parking space count for the site to 472 parking spaces. The future parking is in anticipation of a future building expansion. The parking area is proposed to be located on the south side of the building. Bike racks have been provided on the south side of the building. In addition, 12 bicycle parking spaces will be provided inside of the building on the lower level.

SIDEWALKS/TRAILS:

As part of the site improvements a five foot wide sidewalk will be constructed on the north side of SE Esker Ridge Drive. An existing 10 foot wide trail fronting the subject property runs along Grand Prairie Parkway.

In addition to the exterior pedestrian circulation, the applicant has proposed to construct an interior trail network that will connect to the future City greenbelt trail network. The site plan shows the alignment of the greenbelt trails to the north around the pond that will connect to the pedestrian underpass that is located under Grand Prairie Parkway.

UTILITIES:

Sanitary sewer service for the proposed building will connect to an existing manhole for the 12-inch sanitary sewer that runs along the east side of Grand Prairie Parkway. A 5,000 gallon grease interceptor has been indicated on the Utility Plan because there will be a commercial kitchen on-site. Water service will be provided off of SE Esker Ridge Drive.

Storm water detention will be provided in the regional storm water ponds to the north of the proposed building. These ponds are owned and maintained by the City of Waukee.

OPEN SPACE AND LANDSCAPING:

A minimum of 25% of the project area is required to be open space. However, the Kettlestone Design Guidelines allow for reductions in open space if the applicant provides land for regional storm water detention and green space. The property owner has dedicated both to the City and qualifies for a 10% open space reduction. The applicant has provided the minimum of 15% open space on the site.

The landscaping plan identifies the required landscaping for the building, parking lot, and open space. In addition, to the typical landscaping requirements street trees are required along SE Esker Ridge Drive. The plan set identifies the required street tree plantings along SE Esker Ridge Drive.

ELEVATIONS:

The applicant has submitted proposed elevations for the building. These elevations are included within the overall plan set for the development. Material samples will be available at the Planning and Zoning Commission meeting.

The two-story building is proposed to be constructed primarily of architectural insulated precast concrete paneling and glazing. The elevations also indicate areas of metal wall paneling for screening of rooftop mechanical units. All of these proposed materials are listed as acceptable building materials in the Kettlestone Design Guidelines.

The Kettlestone Design Guidelines require a minimum of 50% fenestration on a street facing façade and a minimum of 45% on the second floor of a street facing façade. The applicant has provided the required amount of fenestration on street facing facades.

MISCELLANEOUS:

The Fire Department has reviewed the proposed site plan in consideration of life safety and emergency response and all comments have been addressed.

The applicant has submitted a photometric plan for the site that is in compliance with the lighting standards in the Kettlestone Design Guidelines.

The trash enclosure for the site is located within the service drive on the east side of the building. This location is preferred by staff as the enclosure will not be visible from Grand Prairie Parkway.

Monument signage has been indicated at the entrance from Grand Prairie Parkway and at the corner of Grand Prairie Parkway and SE Esker Ridge Drive.

STAFF RECOMMENDATION:

The proposed use is compliant with the Kettlestone Office Zoning District (K-OF) and the design of the building is compliant with the architectural standards set forth in the Kettlestone Design Guidelines. 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

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