



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Ashworth South Retail Center – Site Plan

DATE: February 14, 2017

GENERAL INFORMATION:

Applicant:

AP GPP, L.C.

Requested Action

Site Plan Approval

Location and Size:

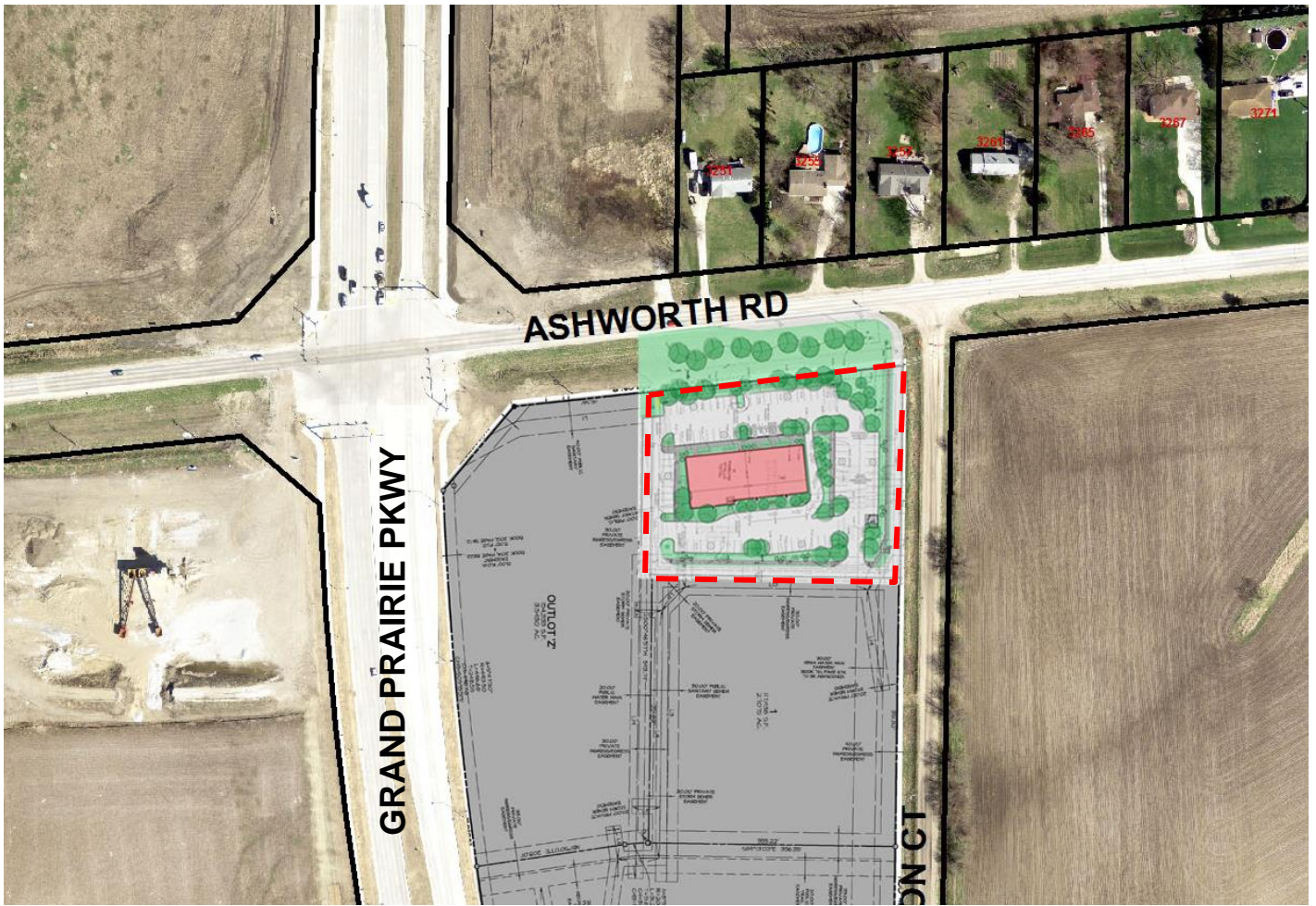
Property is generally located south of Ashworth Road and east of Grand Prairie Parkway and contains approximately 2 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Regional Retail	K-RR
North	Vacant	Community Retail	K-RC
South	Convenience Store – Kum & Go	Regional Retail	K-RR
East	Vacant	Regional Retail	A-1
West	Vacant	Regional Retail	A-1

BACKGROUND:

The subject property is located within the Kettlestone Corridor, at the southeast corner of Grand Prairie Parkway and Ashworth Road. The property in question is approximately 2 acres. The applicant, AP GPP, L.C., is requesting approval of a site plan for a multi-tenant retail/commercial building.



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

PROJECT DESCRIPTION:

The proposed project includes the construction of a 10,700 square foot multi-tenant retail/commercial building. The site plan identifies five tenant spaces with a possibility of a drive-thru as well as a patio space located on the east side of the building. The trash enclosure for the proposed building is located on the east side of the parking lot.

The proposed exterior lighting for the site has been reviewed and is in compliance with the Site Plan Ordinance.

ACCESS AND PARKING:

Access to the site will be provided off of the private road to the east, Vermillion Ct.

A total of 43 parking spaces are required for this facility. The total amount of parking proposed is 91 spaces (including 4 handicap accessible stalls). The site plan also identifies 5 bicycle parking spaces. The bike rack is located along the northeast side of the building.

UTILITIES:

All utilities will be extended to the subject property with current plat improvements. Storm water detention will be provided in the temporary detention basin located on the property to the west of Grand Prairie Parkway, which will eventually be detained in a future regional storm water retention basin.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space and the site plan indicates that 41% open space will be provided. Landscaping has been provided in compliance with the required planting requirements. The landscaping includes the installation of a berm located on the north side of the site in order to provide screening for the residential properties to the north of Ashworth Road. The street trees shown along Ashworth Road will be installed by the City at the time of the widening of the road.

ELEVATIONS:

The proposed building will be constructed of a variety of materials including Hardie panels, stone, brick, aluminum storefront glazing, and simulated wood panels. Per the Kettlestone design guidelines, a minimum of 30% of the street facing façade at pedestrian level shall be fenestration, 68% fenestration is proposed. The proposed elevations meet the intent of both the Site Plan Ordinance as well as the Kettlestone design guidelines.

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 and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II