



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Cove at Kettlestone Lot 3 – Site Plan

DATE: February 28, 2017

GENERAL INFORMATION:

Applicant: Waukeee Investments I, LLC

Requested Action Site Plan Approval

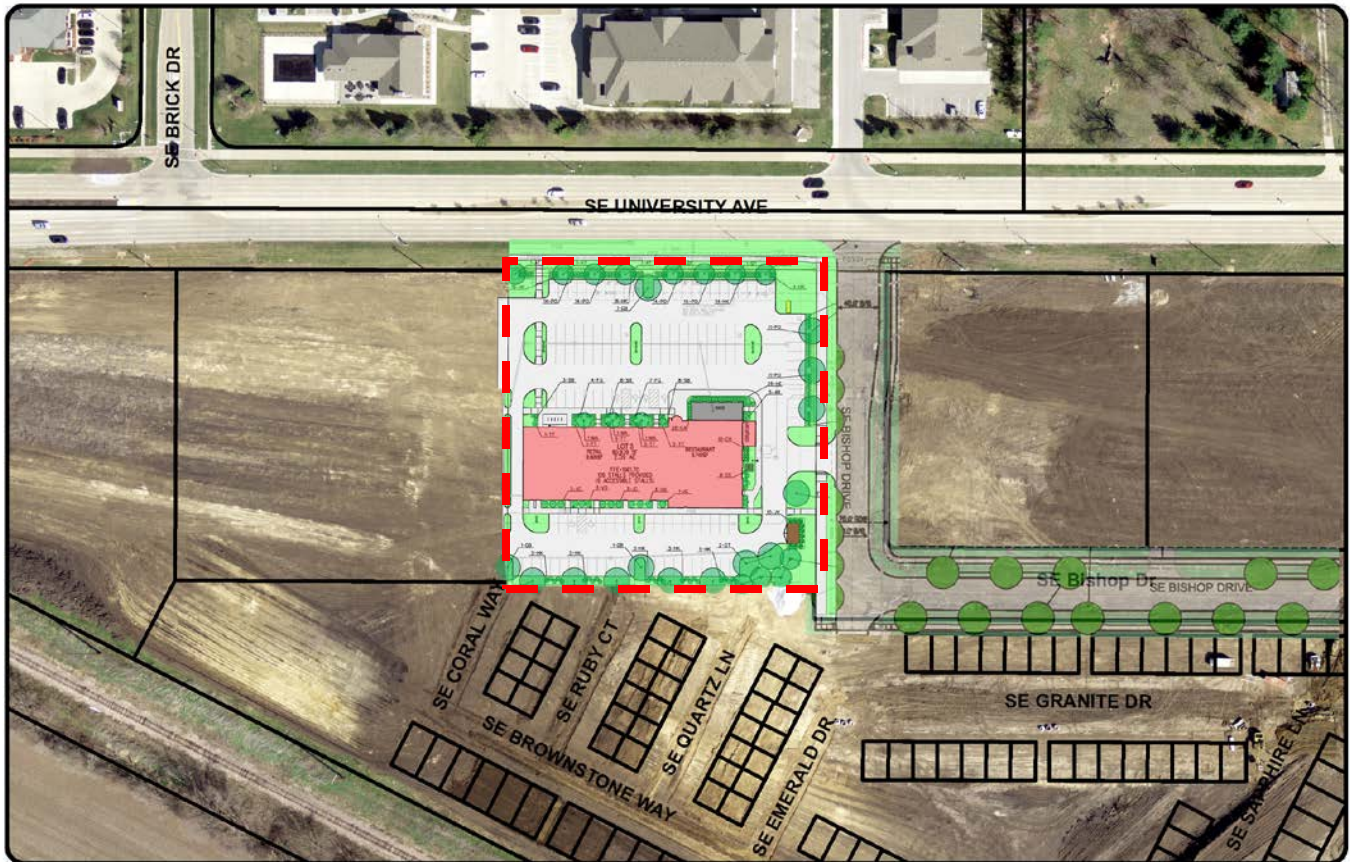
Location and Size: Property is generally located south of SE University Avenue and west of SE Bishop Drive and containing approximately 2.09 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Multi-Family Stacked High	PD/C-1
North	Winhall Apartments	Neighborhood Residential	PD/R-3
South	Cove at Kettlestone Townhomes	Multi-Family Stacked High	PD/C-1
East	Vacant	Multi-Family Stacked Medium	PD/C-1
West	Vacant	Multi-Family Stacked High	PD/C-1

BACKGROUND:

The subject property is located within the Cove at Kettlestone development that is located at the intersection of SE University Avenue and SE Waco Place. Initial phases of the development that have been approved are 131 townhomes and three 72 unit apartment buildings. This is the first commercial component of the overall development.



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 15,540 square foot multi-tenant commercial building, associated parking, trash enclosure, and site utilities. The site plan identifies the building having a 9,800 square foot retail portion and 5,740 square foot restaurant portion of the building. An outdoor patio is also identified on the front of the building for the use of the restaurant. The trash enclosure is indicated on the east side of the site south of the entrance into the site.

ACCESS AND PARKING:

Access to the site will be provided on the east side of the site from SE Bishop Drive, a public street. The applicant also owns Lot 2 to the west with the intent of constructing a similar building on that site. When development of Lot 2 occurs a secondary access will be provided from SE University Avenue. The future access off of SE University Avenue will be an un-signalized full access. The current Capital Improvements Plan (CIP) identifies this location as a potential traffic signal project in the future, however, it does not identify a fiscal year for the project to be completed.

A total of 127 parking spaces are required for this facility. The total amount of parking proposed is 127 spaces (including 6 handicap accessible stalls). The site plan also identifies 5 bicycle parking spaces. The bike rack is located along the northwest side of the building.

As part of the improvements to the site a 5 foot sidewalk will be extended along SE University Avenue and a 10 foot trail will be extended along SE Bishop Drive on the east side of the site. Pedestrian connections into the site from these paths have been indicated on the site plan.

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 15% of the project area is required to be open space and the site plan indicates that 26.3% open space will be provided. Landscaping has been provided in compliance with the required planting requirements.

ELEVATIONS:

The proposed building will be constructed of a variety of materials including brick, storefront glazing, and simulated wood panels (fiber cement). Galvanized steel mesh will be utilized on the east side of the building to screen mechanical equipment. Per the adopted Planned Development Agreement for the property, 30% of the street facing façade at pedestrian level shall be fenestration, 32% fenestration is proposed. The proposed elevations meet the intent of both the Site Plan Ordinance as well as the Planned Development Agreement. Material samples will be available for review at the Planning & Zoning Commission meeting.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The photometric plan and fixtures meet the requirements outlined within the Planned Development Agreement and the Site Plan Ordinance.

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

Andy Kass, AICP
Senior Planner