



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Shadow Creek Shopping Center – Site Plan

DATE: June 13, 2017

### GENERAL INFORMATION:

Applicant: Landing at Shadow Creek, LLC

Requested Action: Site Plan Approval

Location and Size: Property is generally located south of NE Douglas Parkway and west of NE Alice's Road and containing approximately 3.04 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Neighborhood Residential	C-1
North	Vacant	Neighborhood Residential	C-1
South	Village at Shadow Creek Townhomes	Neighborhood Residential	R-4
East	City of Clive	N/A	N/A
West	Landing at Shadow Creek Plat 4	Neighborhood Residential	R-2

### BACKGROUND:

The subject property is located just south of NE Douglas Parkway and west of NE Alice's Road. The subject property is located within The Landing at Shadow Creek Plat 4 that was platted in 2016.



No public sidewalks are being constructed as part of this project, however, the site plan does identify a pedestrian connection to the future 10 foot wide trail that will be constructed in the future when NE Alice's Road is widened.

**UTILITIES:**

Utilities are currently available to the site. The site plan identifies the water connection coming from the existing 12-inch water main that is along NE Alice's Road. The sanitary connection will be provided from the existing sanitary sewer to the southwest. Storm water detention will be accommodated in dry bottom detention pond on the west side of the site.

**OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space and the site plan indicates that 36% open space will be provided. Landscaped areas fronting the parking area along NE Alice's Road will be provided. In addition, a 30 foot landscape buffer along the west property line will be provided to screen the commercial uses from the adjacent single family residential to the west.

**ELEVATIONS:**

The proposed building is a single story building. The proposed materials include cultured stone, architectural metal paneling, cement paneling, and glazing. Staff feels comfortable with the proposed elevations as they demonstrate the appropriate use of primary and secondary materials as identified in the Site Plan Ordinance. In addition, the elevations provide architectural interest on all sides on the building.

**MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. Staff is working with the applicant to revise the lighting plan so that it meets City standards. Staff anticipates having this resolved prior to the Planning & Zoning Commission meeting.

**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