



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Craig Dental Center Addition – Site Plan

DATE: January 23, 2018

GENERAL INFORMATION:

Applicant: Craig Dental Center

Requested Action Site Plan Approval for an Addition to the Existing Property

Location and Size: Property is located east of Warrior Lane and south of Hickman Road, containing approximately 0.80 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Dentist Office	Neighborhood Village	C-1
North	Medical Office	Neighborhood Village	C-1
South	Multi-family Residential	Neighborhood Village	R-3
East	Dentist/Orthodontist Offices	Neighborhood Village	C-1
West	Gas Station/Pharmacy	Neighborhood Village	C-1

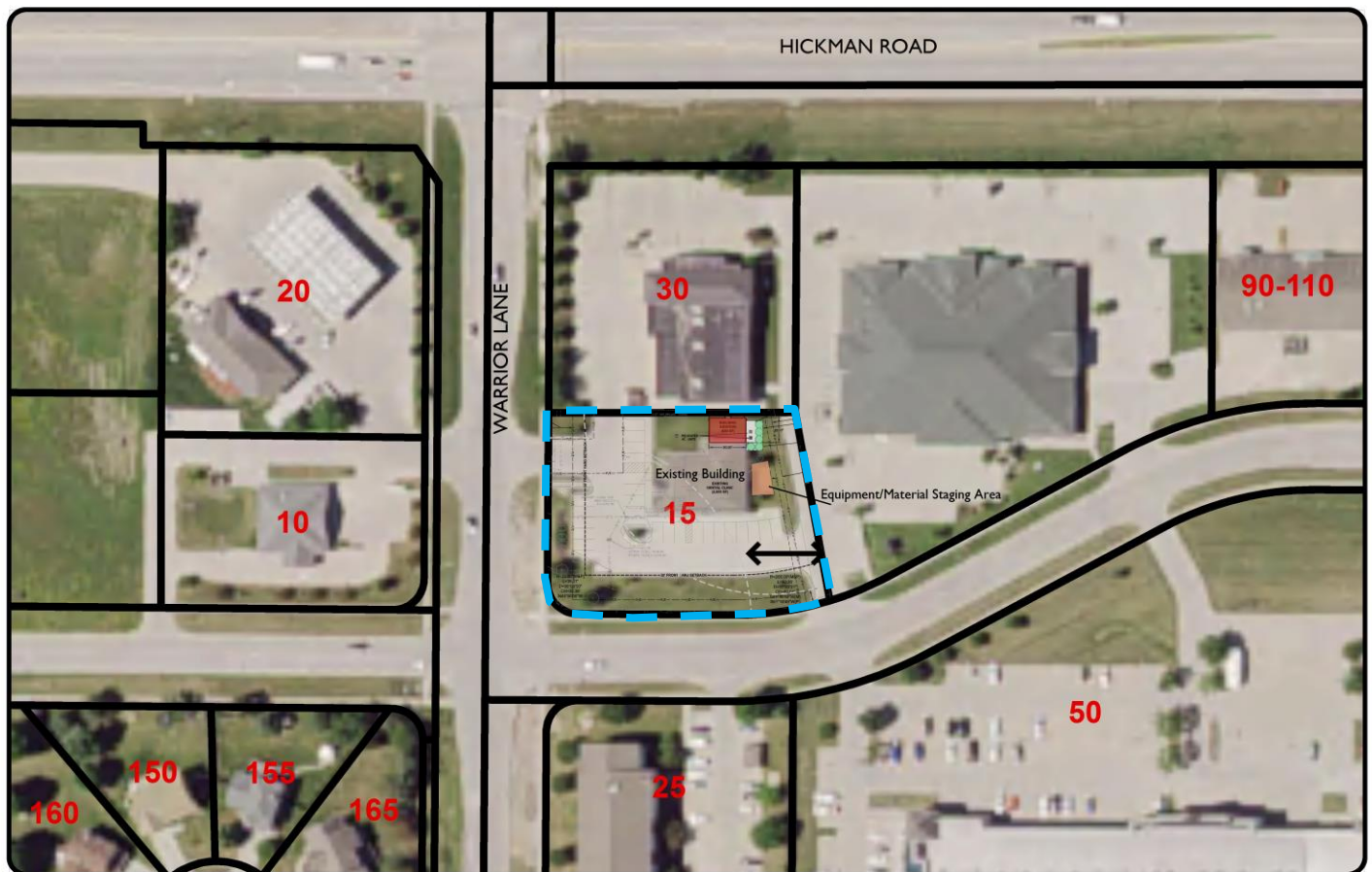
BACKGROUND:

The subject property is located east of Warrior Lane and south of Hickman Road. The subject property contains approximately 0.80 acres. The applicant, Craig Dental Center, is requesting approval for a site plan to add a 600 square foot addition to the existing building.

PROJECT DESCRIPTION:

The project includes the construction of a 20' x 30' addition on the north side of the existing building. To accommodate for the new addition, the AC units will be relocated to the east side of the building.

The materials to be used on the new addition will match the stone, EIFS, and fiberglass shingles used on the existing building.



ABOVE: Aerial of the site plan (outlined in **BLUE**) and proposed addition (shown in **RED**) in relation to the surrounding properties.

ACCESS AND PARKING:

No new driveways or parking stalls are proposed with this addition.

UTILITIES:

No new utilities are proposed as part of this site plan.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 43%. Existing site landscaping will remain or be replaced if located within the proposed addition area.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and would recommend approval of the site plan for Craig Dental Center Addition subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II