

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stone Prairie Plat 4 Phase 2 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: September 6, 2018

MEETING DATE: September 11, 2018

GENERAL INFORMATION

Owner:	M&J Realty, LLC
Developer:	Primus Construction
Project Manager:	Chuck Bishop, P.E., Bishop Engineering
Request:	The applicant is requesting approval of a site plan for one dentist office building.
Location and Size:	Property is located at the southwest corner of SE Westtown Parkway and SE LA Grant Parkway, containing approximately 3.5 acres.
Property Address:	2335 SE LA Grant Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1A (Neighborhood Commercial District)
North	Existing Residential	Neighborhood Residential	C-1A (Neighborhood Commercial District)
South	Timberline Ridge Townhomes	Neighborhood Residential	R-4 (Row Dwelling and Townhome District)
East	Waukee South Middle School	Neighborhood Residential	A-1 (Agricultural District)
West	Timberline Ridge Townhomes	Neighborhood Residential	R-4 (Row Dwelling and Townhome District)

BACKGROUND

A site plan for Phase I of Stone Prairie Plat 4 was approved in the fall of 2016. This included the existing orthodontist office building located immediately south of the building proposed with this request and the existing parking lot. There are available spaces throughout the site for future building development.

PROJECT DESCRIPTION

The project involves the construction of one single-story dentist office building. The building is proposed to be 6,000 square feet in area.

One trash enclosure is proposed with this project. The proposed trash enclosure will be located at the northwest corner of the parking lot. One trash enclosure exists at the southwest corner of the parking lot and was approved with the Phase I site plan. A monument sign is shown to be located at the northeast corner of the site, near the intersection of SE Westtown Parkway and SE LA Grant Parkway.

ACCESS AND PARKING

One new access will be provided to this site, located off of SE Westtown Parkway. The existing access off of SE Wildflower Dr for Phase I will also provide access into the proposed site.

A total of 75 parking spaces are required for this site (including both Phase I and Phase 2 areas); this includes 3 spaces per 1,000 square feet of office area. The total amount of parking proposed is 125 spaces, including 8 accessible parking spaces (of the 125 spaces, 27 spaces were installed with the Phase I improvements). The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A ten foot wide trail will be installed along the south side of SE Westtown Parkway in order to provide future trail connections to the west. A ten foot wide trail has already been installed along the west side of SE LA Grant Parkway with previous improvements. A ten foot wide trail also exists on the south side of Phase I of Stone Prairie Plat 4. A six foot wide sidewalk is proposed to provide a pedestrian connection into the site from the trail along SE Westtown Parkway at the north end of the site. Several sidewalks are proposed interior to the site in order to provide pedestrian connections throughout the parking lot and to the buildings.

UTILITIES

This site will be serviced with public water brought in from the main along SE LA Grant Parkway. Sanitary sewer will be provided through a private main brought up from the south from Phase I of Stone Prairie Plat 4. This private sanitary sewer main will be extended up to the north through this site and across SE Westown Parkway for future development on the property to the north of the subject site. Storm water will be collected in an underground storm water detention facility, located within the western portion of the parking lot.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 48%. The required 30 foot landscape buffer is provided along the west side of the property in order to provide a buffer between the residential to the west. The required 25 foot landscape buffer is provided along the east side of the site along SE LA Grant Parkway, along the proposed building. A future 25 foot landscape buffer will be provided along SE Westown Parkway with future building development. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of masonry, Nichiha panels, EIFS, aluminum composite panels, and an aluminum storefront system. The proposed trash enclosure will be constructed of masonry and Nichiha panels to match the building.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

The applicant has also submitted plans for public improvements that include extending the right turn lane on SE Westown Parkway, to turn south onto SE LA Grant Parkway. These improvements also include additional pavement markings within SE Westown Parkway to include a solid lane line and a right turn arrow.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Stone Prairie Plat 4 Phase 2 subject to remaining staff comments.