

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 3, Stone Prairie Plat 6 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: September 6, 2019

MEETING DATE: September 10, 2019

GENERAL INFORMATION

Applicant/Owner:

M & J Realty, LLC

Project Manager:

Chuck Bishop, P.E., Bishop Engineering

Request:

The applicant is requesting approval of a site plan for a medical office building.

Location and Size:

Property is located south of SE Westtown Parkway and west of SE LA Grant Parkway, containing approximately 0.58 acres.

Property Address:

290 SE Westtown 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 Commercial	C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
South	Timberline Ridge Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Waukee South Middle School	Institutional	A-1 (Agricultural District)
West	Timberline Ridge Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)

PROJECT DESCRIPTION

The project includes the construction of a single-story medical office building for the use of oral surgery. The building is proposed to be approximately 8,000 square feet in area. The main entrance is located on the south side of the building and a patient drop-off / pick-up is proposed on the west side of the building.

A trash enclosure has been approved on this lot with the site plan approval for the building to the east of this proposed building. This trash enclosure is located at the northwest corner of the property.

ACCESS AND PARKING

There are two accesses into this site from the public streets. One access is located on the north side of the site off of SE Westown Parkway and the other access is located on the south side of the site off of SE Wildflower Drive.

This development has a shared parking agreement. A total of 72 parking spaces are required for the entire development, this includes 3 spaces per 1,000 square feet of office area. The total amount of parking proposed is 118 spaces including 8 accessible stalls. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

No new public sidewalks or trails are proposed with this development. Ten-foot wide trails are located to the north, east and south of this development, along all three of the adjacent public streets. A six-foot wide sidewalk will provide a pedestrian connection into the site from the trail along SE Westown Parkway. 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 all public utilities. Water will be brought in from the main along SE Westown Parkway. Sanitary sewer will be provided from the private main located to the west of the proposed building. 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 38%. The required 30-foot landscape buffer has been provided along the west side of the property with previous projects. A 25-foot landscape buffer will be provided along the north side of the site, along SE Westown Parkway. 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 veneer, Nichiha panels, aluminum composite panels, and EIFS. The majority of the building elevations will be composed of the masonry veneer and Nichiha panels.

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.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Lot 3, Stone Prairie Plat 6 subject to remaining staff comments.