



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Dental – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

GENERAL INFORMATION

Owner: Hawthorne Pointe, LLC

Applicant: Primus Companies

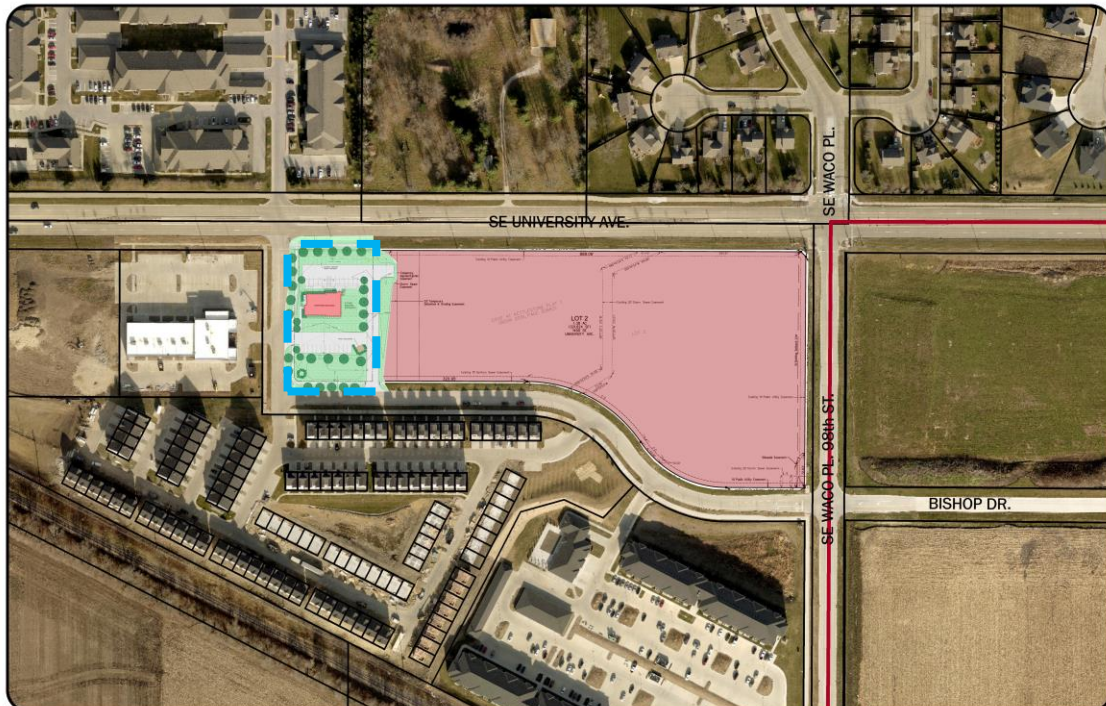
Owner’s Representative: Olsson, Inc.

Request: The applicant is requesting approval of a site plan for a dentist office.

Location and Size: Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 1 acre.

Property Address: 1250 SE University Avenue

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Multi-Family Residential / Single Family Residential	High Density Residential / Single Family Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development District); C-4 / PD-1 (Office Park Commercial District / Planned Development District); R-2 / PD-1 (One and Two Family Residential District / Planned Development District)
South	Apartments / Townhomes	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
West	Commercial	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

The project includes the construction of a dentist office building. The building is proposed to be approximately 3,500 square feet in area. The main entrance to the building is located on the north side, facing SE University Avenue. The site plan also calls out an area for future building expansion. This would require separate site plan approval if it is decided to expand the building in the future.

A trash enclosure is proposed at the southeast corner of the site and a monument sign is shown at the northeast corner of the site, along SE University Avenue.

ACCESS AND PARKING

There are two accesses into this site from the public street, SE Bishop Drive. One access is located on the west side of the site and the other access is located on the south side of the site.

A total of 20 parking spaces are required for this facility. The total amount of parking proposed is 24 spaces including 2 accessible stalls. The site plan also identifies 4 bicycle parking spaces. The bike racks are located just north of the building. The proposed site plan meets the parking requirements of the ordinance. The site plan also calls out an area at the north side of the site as future parking; this includes a possibility of 14 spaces if needed at some point in the future.

SIDEWALKS/TRAILS

Five foot wide sidewalks will be installed along SE Bishop Drive on the south, SE Bishop Drive on the west, and SE University Avenue on the north. Sidewalks are proposed interior to the site in order to provide pedestrian connections from the parking lot to the proposed building.

UTILITIES

This site will be serviced with all public utilities. Water and sanitary sewer will be brought in from the mains to the west along SE Bishop Drive. Storm water detention will be provided with a detention basin located at the south side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 45%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed of stone, Nichiha panels, and aluminum storefront system.

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 Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

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 Waukee Dental subject to remaining staff comments.