



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Event Center – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

GENERAL INFORMATION

Owner:

LMO Investments, LLC

Applicant:

WCBM, LLC

Owner's Representative:

Ed Arp, Civil Engineering Consultants

Request:

The applicant is requesting approval of a site plan for an event center.

Location and Size:

Property is generally located north of Hickman Road and east of NW 10th Street, containing approximately 3.27 acres.

Property Address:

195 NW 10th Street

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	M-1A (Limited Industrial District)
North	Vacant – Undeveloped	Medium Density Residential	A-1 (Agricultural District)
South	Industrial	Mixed Use	M-1A (Limited Industrial District)
East	Car Dealership	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	Light Industrial Office	A-1 (Agricultural District)

PROJECT DESCRIPTION

The project includes the construction of an event center building which will include a gymnasium, fitness studio, meeting room and office space. The building is proposed to be about 20,000 square feet in area. The main entrance to the building is located on the west side, facing NW 10th Street.

A trash enclosure is proposed at the southeast corner of the site and a monument sign at the southwest corner, along NW 10th Street.

ACCESS AND PARKING

There are two accesses into this site off of NW 10th Street. The access shown at the north is a temporary drive that will later be moved to the north property line and provide access off of the future road that will eventually be located to the north of the subject site.

A total of 160 parking spaces are required for this facility. The total amount of parking proposed is 187 spaces including 6 accessible stalls. The proposed site plan meets the parking requirements.

SIDEWALKS/TRAILS

Public sidewalks and trails will be installed in the future along NW 10th Street and the future road to the north of the subject site with future development. Sidewalks are proposed interior to the site in order to provide pedestrian connections from the parking lot to the proposed building and around the building.

UTILITIES

This site will be serviced with all public utilities. Water and sanitary sewer will be brought in from the mains located to the west along NW 10th Street. Storm water detention will be provided with a detention basin located at the northeast corner 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 29.6%. The landscape plan meets the requirements of the ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of Hardi siding, stone veneer and metal panels.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Mixed Use. The Mixed Use classification includes a mixture of office, retail, or residential land uses.

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 Event Center subject to remaining staff comments.