



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Casey's Addition

DATE: August 11, 2015

GENERAL INFORMATION:

Applicant:

Casey's

Requested Action

Approval of a Site Plan related to the addition on property located at Hickman Road and Warrior Lane.

Location and Size:

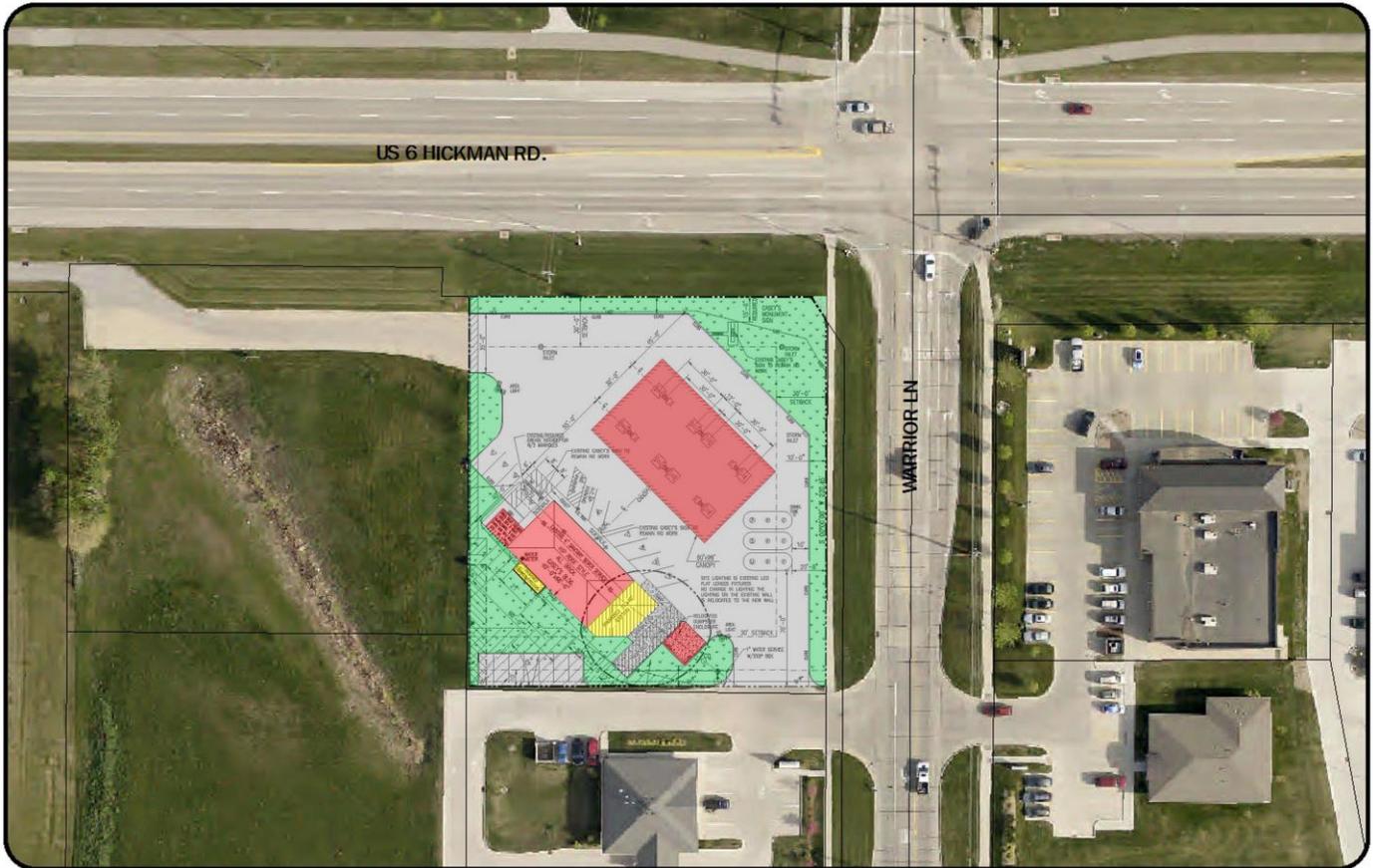
Property is located on the southwest corner of Hickman Road and Warrior Lane.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Gas Station	Neighborhood Residential	C-1
North	Medical Clinic	Neighborhood Village	C-1
South	Pharmacy	Neighborhood Residential	C-1
East	Medical Clinic	Neighborhood Residential	C-1
West	Daycare Center	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located on the southwest corner of Hickman Road and Warrior Lane. The City Council approved a site plan for a Casey's gas station in December 2013. The property and existing building are still used for a Casey's gas station and store. The applicant is requesting to add on to the existing building in order to provide more space, including storage for the existing gas station.



ABOVE: AERIAL OF PROPERTY. AREA IN **RED** IS THE EXISTING BUILDING AND PUMP AREA. AREAS IN **YELLOW** ARE PROPOSED ADDITIONS. AREA IN **GREEN** IS OPEN SPACE. AREA IN **GRAY** IS PAVEMENT.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 21' x 40' addition on the east side of the existing building as well as an addition of a 21' x 6'-8" cooler and freezer on the rear of the building. To accommodate for the new addition on the east side of the building as well as the proposed loading zone, the trash enclosure is proposed to be relocated further to the east.

The materials to be used on the new additions and trash enclosure are proposed to match the brick that is used on the existing building. The shingles on the new addition will match the shingles on the existing building.

STREETS AND TRAILS:

No new streets, trails, or sidewalks will be constructed with this site plan.

UTILITIES:

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

OPEN SPACE AND LANDSCAPING:

A minimum of 20% open space is required by the Ordinance and the site plan indicates a total of 27% open space will be provided. Existing site landscaping will remain.

PARKING:

The total number of required parking spaces per the Ordinance is 17 spaces and the applicant is providing 22 parking spaces within the site.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Site Plan for Casey's Addition subject to any remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer
Planner II