



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Burger King – Site Plan

DATE: August 9, 2016

GENERAL INFORMATION:

Applicant: Trost Development & Blount Restaurant Management 2

Requested Action Site Plan Approval

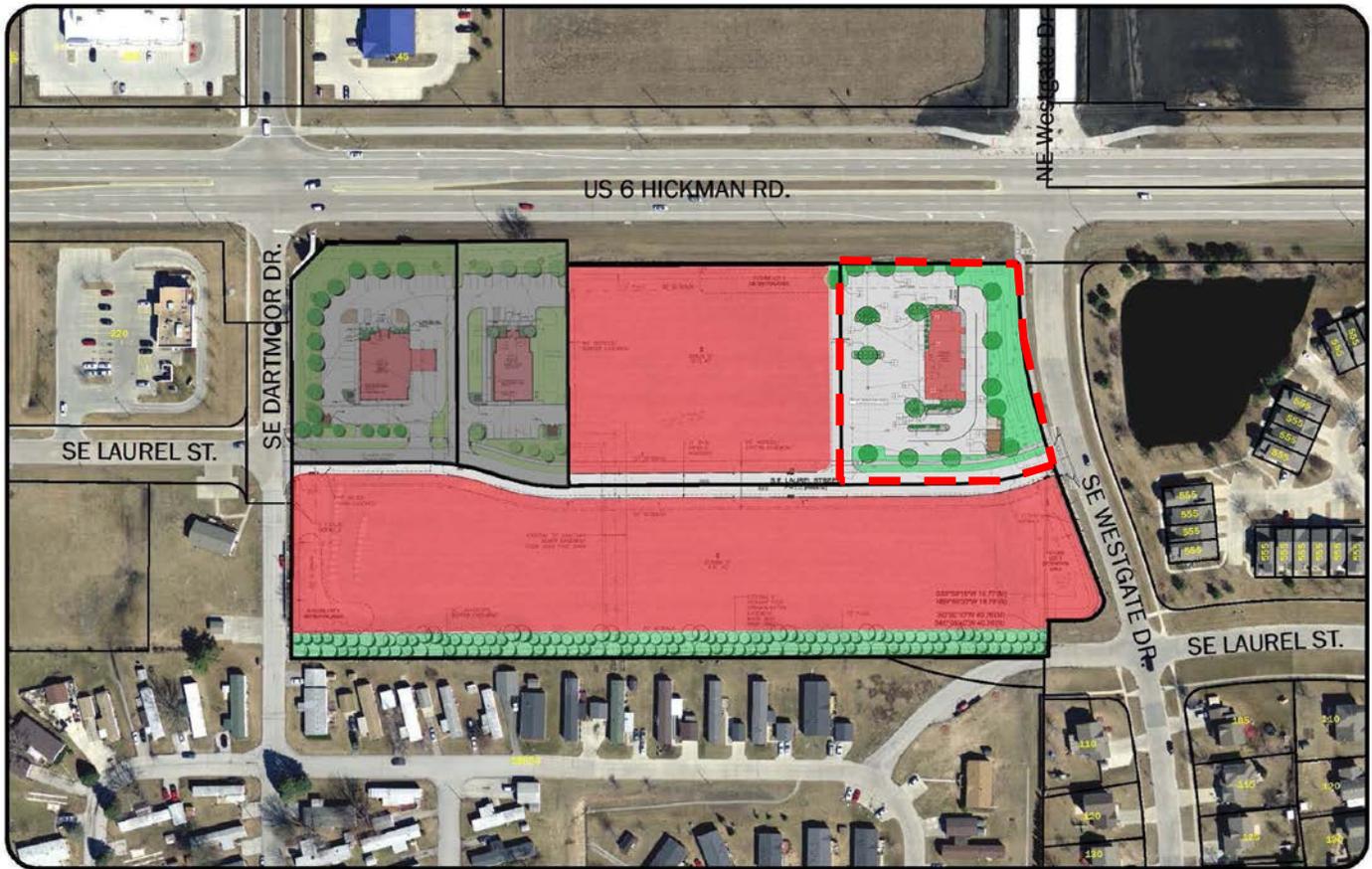
Location and Size: Property is generally located at the southwest corner of Hickman Road and SE Westgate Drive containing approximately 1.37 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	C-1
North	Undeveloped	Neighborhood Residential	C-1
South	Undeveloped	Neighborhood Residential	C-1
East	Westgate Townhomes	Neighborhood Residential	R-4
West	Undeveloped	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located at the southwest corner of Hickman Road and SE Westgate Drive. The property in question is approximately 1.37 acres. The applicants, Trost Development and Blount Restaurant Management 2, are requesting site plan approval for a Burger King restaurant proposed to be located at 450 East Hickman Road.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties. Shaded in **GRAY** is the proposed dental office and Central Bank to the west

PROJECT DESCRIPTION:

The proposed project includes the construction of a 4,492 square foot building to be used for a Burger King restaurant. The restaurant will include a drive-thru with dual ordering lanes on the south side of the building and the pick-up window will be on the east side of the building. An approximately 900 square foot play area will also be part of the restaurant.

ACCESS AND PARKING:

Access from SE Laurel Street will be provided by a shared ingress/egress easement on the west side of the property. Pavement markings will be provided to direct drive-thru traffic and general site circulation.

A total of 52 parking spaces are required for this site and the site plan identifies a total of 56 parking spaces.

SIDEWALKS/TRAILS:

As a part of the improvements, a five foot wide sidewalk will be installed along SE Westgate Drive. A five foot wide sidewalk will also be installed along SE Laurel Street, located on the south side of this site.

Sidewalks are planned internal to the site, primarily around the building from the parking areas. The site plan does provide a pedestrian connection from the site to the sidewalk that will be constructed along the north side of SE Laurel Street.

UTILITIES:

All utilities will be extended to this site during platting. Sanitary sewer will be extended from SE Westgate Drive. Water service will be provided off of SE Westgate Drive. A 1,200 gallon grease trap is also indicated on the utility plan for the site.

Storm water detention will be provided with a dry bottom detention basin located on the east side of the site.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total project area is 1.37 acres and the proposed amount of open space is 33.4% of the project area. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS:

The proposed building will be constructed of stone, stucco, fiber cement paneling, and glazing. Colored elevations have been submitted and they meet the intent of the Site Plan Ordinance.

MISCELLANEOUS:

A trash enclosure is proposed on the southeast corner of the site. Elevations of the trash enclosure have been provided and they meet the requirements of the Site Plan Ordinance.

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner