



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: AutoZone – Site Plan

DATE: October 11, 2016

GENERAL INFORMATION:

Applicant: AutoZone Parts, Inc.

Requested Action: Site Plan Approval

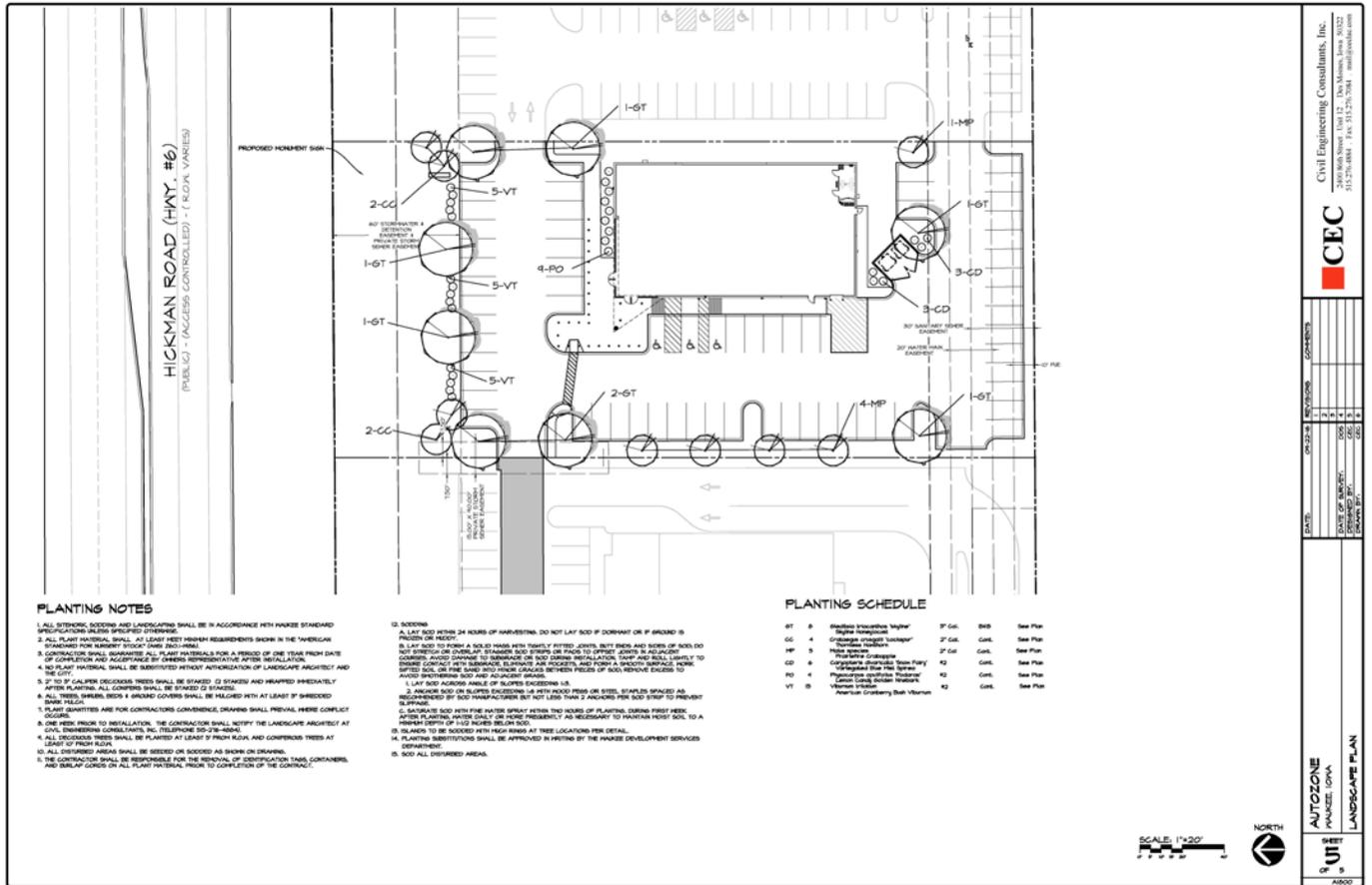
Location and Size: Property is generally located at the southwest corner of Hickman Road and SE Alice's Road containing approximately 1.14 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Village	PD/C-1
North	Hy-Vee, Hy-Vee Gas, Westbank	Community Village	C-1B
South	Vacant - Undeveloped	Community Village	PD/C-1 & PD/C-1A
East	Atlantic Bottling	Community Village	M-1
West	Westgate Neighborhood	Neighborhood Residential	R-2

BACKGROUND:

The subject property is located at the southwest corner of Hickman Road and SE Alice's Road. The property in question is approximately 1.14 acres. The applicant, AutoZone Parts, Inc., requests site plan approval for a credit union to be located at 930 E. Hickman Road.



ABOVE: Site Plan for the proposed AutoZone auto part store.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 7,382 square foot building to be used for an AutoZone auto parts store. The trash enclosure is located just south of the proposed building. Included is an elevation of the trash enclosure.

ACCESS AND PARKING:

Access will be provided from the west via a private access that will be constructed by the developer of the Waukee Market Place Plat I development. This private access connects to Hickman Road. Future access to the east will be provided as the plat is developed.

A total of 37 parking spaces are required for this site and the site plan identifies a total of 65 parking spaces.

SIDEWALKS/TRAILS:

No public sidewalk is required to be installed as part of this project. The site plan does identify a sidewalk that will be extended to the east and west lot lines to connect into sidewalks that will be constructed as part of the development of Lots 1 and 3 of Waukee Market Place Plat I.

UTILITIES:

All utilities will be extended to this site during platting. Sanitary sewer and water will be extended from SE Alice’s Road and leave service stubs in the rear of the lots for Waukee Market Place Plat I. Storm water

detention will be provided in a pond fronting Hickman Road. This pond is part of the overall Waukee Market Place detention system which discharges into the Hickman Road storm sewer and ultimately to Walnut Creek.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total project area is 1.14 acres and the proposed amount of open space is 37% 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, block, and aluminum paneling.

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