



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Stivers Display Lot Addition – Site Plan

DATE: October 24, 2017

GENERAL INFORMATION:

Applicant: Stivers Iowa Real Estate, LLC

Requested Action: Site Plan Approval

Location and Size: Property is located at the northeast corner of SE Waco Place and SE Stone Ridge Drive, containing approximately 2.53 acres.

LAND USES AND ZONING:

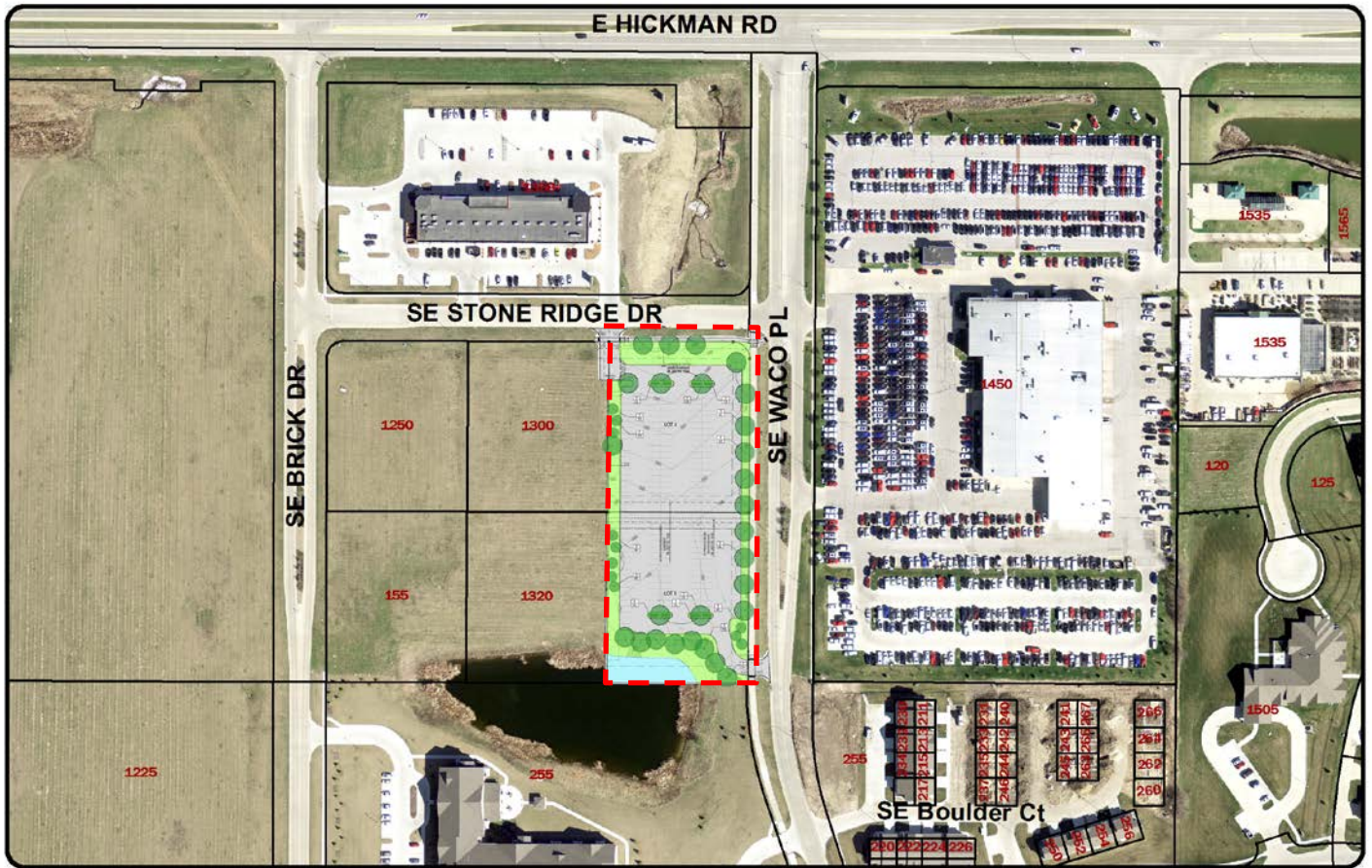
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	PD-1/C-1
North	Shoppes at Williams Pointe	Neighborhood Residential	PD-1/C-1
South	Alice’s Place Senior Living	Neighborhood Residential	PD-1/R-3
East	Stivers Ford Dealership	Neighborhood Residential	C-1
West	Vacant / Undeveloped	Neighborhood Residential	PD-1/C-1

BACKGROUND:

The subject property is located at the northeast corner of SE Waco Place and SE Stone Ridge Drive. The property is currently undeveloped and located west of the existing Stivers Ford car dealership. The applicant, requests approval of the site plan to allow for the construction of a sales display lot area.

PROJECT DESCRIPTION:

The project involves the paving of a sales display lot area on property that is west of the existing Stivers Ford car dealership. The site plan identifies an additional 235 parking spots for sales display. No buildings are proposed at this time on the site. Access to the display area is provided off of SE Stone Ridge Drive and SE Waco Place.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

SIDEWALKS/TRAILS:

The site plan identifies a five foot wide sidewalk extension along the south side of SE Stone Ridge Drive. The site plan also identifies the removal and replacement of the existing pedestrian ramps for the trail to repair existing damage.

UTILITIES:

Storm water detention is provided through the existing detention basin located to the south. The applicant and the property owner of Alice’s Place share maintenance responsibility for the pond.

LIGHTING PLAN

The applicant has submitted a lighting plan for review and staff is working with the applicant to comply with the 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