

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Market Place Plat 3 –
Preliminary Plat & Final Plat / Dupaco
Credit Union – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

GENERAL INFORMATION

Applicant:

Brian Ridge, Ridge Development

Owner:

Hurd Waukee 2, LLC

Project Manager:

Ed Arp, Civil Engineering Consultants, Inc.

Request:

The applicant is requesting approval of a preliminary plat, final plat and site plan for a commercial development.

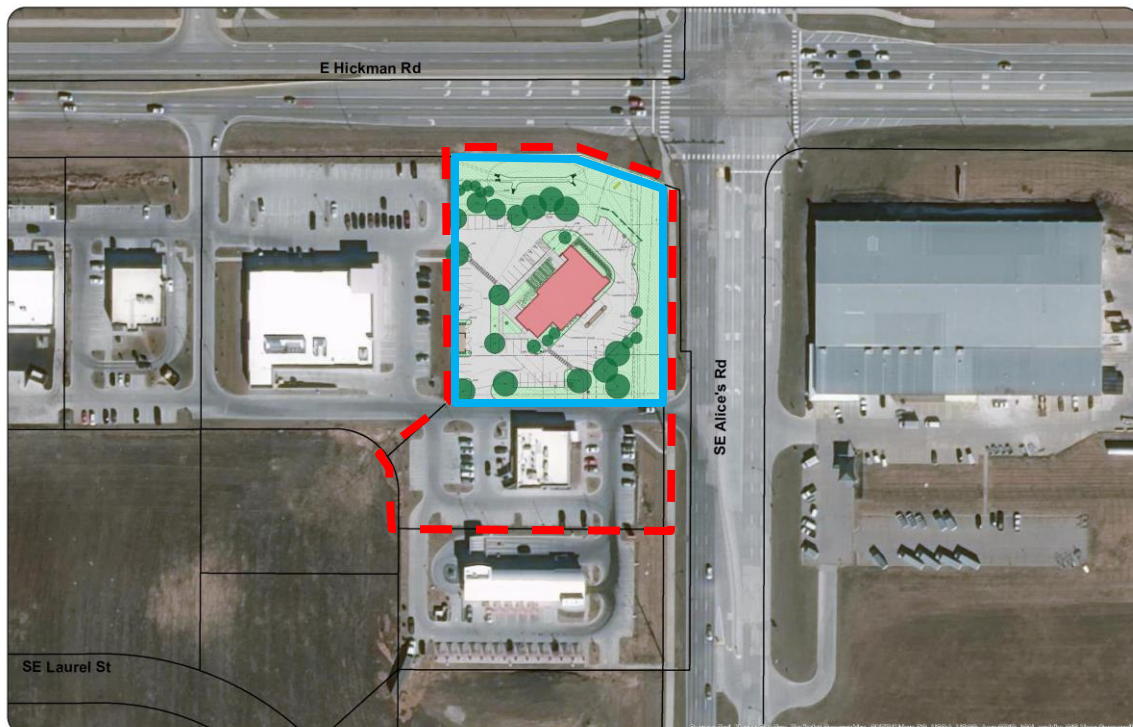
Location and Size:

Property is located south of Hickman Road and west of SE Alice's Road, containing approximately 2.88 acres.

Property Address:

1090 E. Hickman Road

AREA MAP



ABOVE: Aerial of subject plat (outlined in **RED**) in relation to the surrounding area. Proposed site plan outlined in **BLUE**.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped / IHOP	Community Commercial	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development District)
North	Retail	Community Commercial	C-1B (Large Scale Commercial District)
South	Retail – Tommy's Car Wash	Community Commercial	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development District)
East	U-Haul	Mixed Use	M-1 (Light Industrial District)
West	Retail – Aldi	Community Commercial	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development District)

HISTORY

The subject property was platted as Lots 1 & 2 of Waukee Market Place Plat 2. The applicant has submitted a final plat to plat the two lots in order to adjust the dividing line between the two lots to allow Lot 1 to be sold and developed. Lot 2 has already been developed and contains the IHOP building that was built in 2018.

PROJECT DESCRIPTION

The preliminary and final plats identify a 2.88-acre plat that is to be platted into two lots. Lot 1 is 1.76 acres and Lot 2 is 1.12 acres. As previously stated, Lot 2 contains the IHOP building and Lot 1 is currently vacant. All necessary easements are identified on the final plat.

The site plan identifies the construction of a 12,163 square foot building for Dupaco Credit Union on proposed Lot 1 of the final plat. The building includes two floors and a drive-thru. The building has a maximum height of 38-feet. The main entrance into the building is located at the northeast corner and the drive-thru window is located along the south side of the building. The site plan identifies a generator and trash enclosure located along the west side of the site.

ACCESS AND PARKING

Multiple accesses are provided into this site from both Hickman Road and Alice's Road. There are two internal accesses provided into the site, one from the south along the shared access drive and one from the west.

A total of 37 parking spaces are required for this site plus 6 queuing spaces for the drive-up windows. The total amount of parking proposed is 40 spaces, including 3 accessible spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A ten-foot wide trail exists along the east side of the site, along Alice's Road. Several sidewalks will be installed internal to the site in order to provide pedestrian connections from the parking lot to the building and to adjacent lots.

UTILITIES

Sanitary sewer will be extended from the south of the site to serve the property. Water main exists on the site and a service will be extended to the building. Storm water detention will be provided in a detention basin located on the north side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 51.4%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of a variety of smooth face and split face CMU block, glass storefront system, and metal accents. All rooftop mechanical units will be screened by parapet walls or screen walls. The generator/trash enclosure is proposed to be constructed of CMU block to match the building.

PHOTOMETRIC PLAN

The site plan includes a photometric plan for the proposed site lighting. Site lighting includes building mounted lighting and parking lot lighting. All proposed fixtures meet the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for Waukee Market Place Plat 3 and the site plan for Dupaco Credit Union subject to remaining staff comments.