



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Lot 2 Williams Pointe Plat 15

**DATE:** March 22, 2016

**GENERAL INFORMATION:**

**Applicant:** Waukeee Retail, LLC & Greater Iowa Credit Union  
**Requested Action** Amendment to Existing Planned Development  
**Location and Size:** Property is generally located east of SE Alice’s Road and north of SE University Avenue containing 1.03 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1A
North	Vacant – Undeveloped	Community Village	PD/C-4 & PD/C-1A
South	Vacant – Undeveloped	Community Village	C-1
East	Winhall at Williams Pointe / People’s Trust and Savings Bank	Neighborhood Residential	PD/R-3 & PD/C-1A
West	Gilcrest Jewett	Community Village	C-1A & M-1A

**BACKGROUND:**

The subject property is located within the Williams Pointe Development. The property was originally platted and zoned in 2005 as a part of the larger Williams Pointe Plat 9 and called for mixed use development and commercial uses complying with the C-1A zoning district.

The Planned Development has been amended twice since the original Planned Development was adopted, most recently in May 2013. The most recent amendment was to allow for large office users on the north side of the overall site. In addition to amendments to the Planned Development the property was replatted in 2015 and is now a part of Williams Point Plat 15. A number of concepts have been prepared for the overall site over the years, but development of the site has been slow.

The applicant is requesting consideration of an amendment to the Planned Development for the property to add automobile service and repair as an allowable use on Lot 2 of Williams Pointe Plat 15. The underlying

zoning of the property is C-1A which does not allow for auto repair as an allowable use. The applicant has indicated that Jiffy Lube has expressed interest in purchasing Lot 2 and has made the request to amend the Planned Development.

The Commission postponed making a recommendation on the proposed amendment at the March 8, 2016 meeting. The Commission postponed making a recommendation to allow the applicant to provide building examples that would better reflect what the potential building on the site could look like. The applicant has provided examples of a Jiffy Lube in South Jordan, Utah and the Firestone Car Care Center in West Des Moines as examples of elements that will be considered when refining the building elevations during the site plan review process.



**ABOVE:** Aerial of Property under consideration for Amendment to Planned Development with conceptual layout for a Jiffy Lube store and surrounding properties.

**PROJECT DESCRIPTION:**

The proposed amendment would allow for automobile service and repair only on Lot 2 of Williams Point Plat 15 in addition to the existing allowable uses. No additional amendments to the Planned Development are proposed. A Planned Development document has been prepared to reflect the proposed uses on the property in addition to providing necessary information related to minimum bulk regulations, parking, open space, architectural compatibility and landscaping.

The applicant has prepared a conceptual layout for a Jiffy Lube store. The concept plan indicates a 3,000 square foot building with 4 service bays. The conceptual plan also identifies parking areas and some landscaped

areas. Preliminary building elevations have been provided. The proposed building would be subject to the architectural requirements of the Site Plan Ordinance as well as any within the Planned Development.

**STAFF RECOMMENDATION**

Based upon the original intent of the Planned Development for the site of mixed use on the north side and commercial on the south side staff believes the addition automobile service and repair is a suitable use for Lot 2. Based upon staff's analysis of the request, staff would recommend approval of the proposed Planned Development Amendment.

**CITY OF WAUKEE**

Andy Kass, AICP

Senior Planner