



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Casey's General Store – Site Plan

DATE: May 23, 2017

GENERAL INFORMATION:

Applicant: Casey's General Store

Requested Action Site Plan Approval

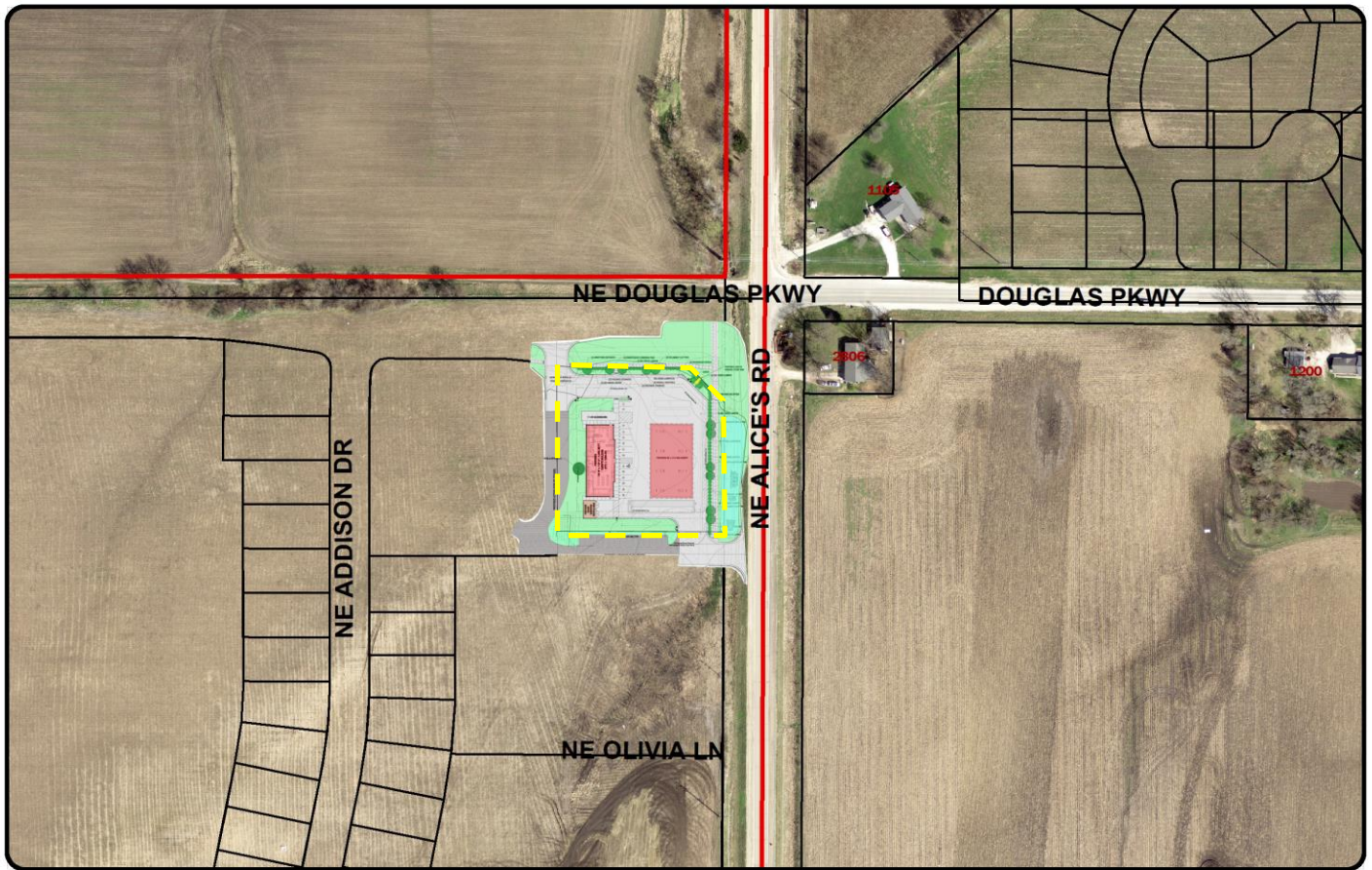
Location and Size: Property is located south of NE Douglas Parkway and west of NE Alice's Road, containing approximately 1.43 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1
North	City of Clive	N/A	N/A
South	Vacant – Undeveloped	Neighborhood Residential	C-1
East	City of Clive	N/A	N/A
West	Vacant – Undeveloped	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located south of NE Douglas Parkway and west of NE Alice's Road, within the Landing at Shadow Creek Plat 4 development. The subject property contains approximately 1.43 acres. The applicant, Casey's General Store, is requesting approval for a site plan to construct a gas station and convenience store.



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

PROJECT DESCRIPTION:

The project involves the construction of a Casey's convenience store that is proposed to be approximately 4,685 square feet in area along with a fuel canopy and eight fuel pumps. A monument sign is planned at the northeast corner of the site. The fuel storage tanks will be located underground on the northeast side of the property.

ACCESS AND PARKING:

Two accesses are provided to the site. One access will be provided off of NE Douglas Parkway and the other off of NE Alice's Road. Both of these accesses will be shared accesses for the other commercial sites located to the west and to the south, within the Landing at Shadow Creek Plat 4 development.

The parking ordinance requires 5 parking spaces per 1,000 square feet gross floor area. The total amount required per the ordinance is 5 spaces. The site plan identifies a total of 14 parking spaces to be provided on the site.

SIDEWALKS/TRAILS:

A 5 foot wide sidewalk will be constructed on the north side of the site along NE Douglas Parkway as part of the site improvements. A connection into the site from the public sidewalk has been provided on the north side of the parking lot. A future 10 foot wide trail will be constructed at the time improvements are made to NE Alice's Road.

UTILITIES:

This site will be serviced with public utilities.

Storm water detention will be provided with underground detention storage located on the south side of the site and with the existing detention basin located along NE Alice's Road.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 25%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS:

The elevations of the building are proposed to be constructed primarily of brick with a stone accent. The trash enclosure, located just south of the building, will also be constructed of the brick material to match the building.

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

Melissa DeBoer, AICP
Planner II