



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Lot 4, Waukee Market Place Plat 1 – Site Plan

DATE: June 27, 2017

GENERAL INFORMATION:

Applicant:

Hurd Waukee, LLC

Requested Action

Site Plan Approval

Location and Size:

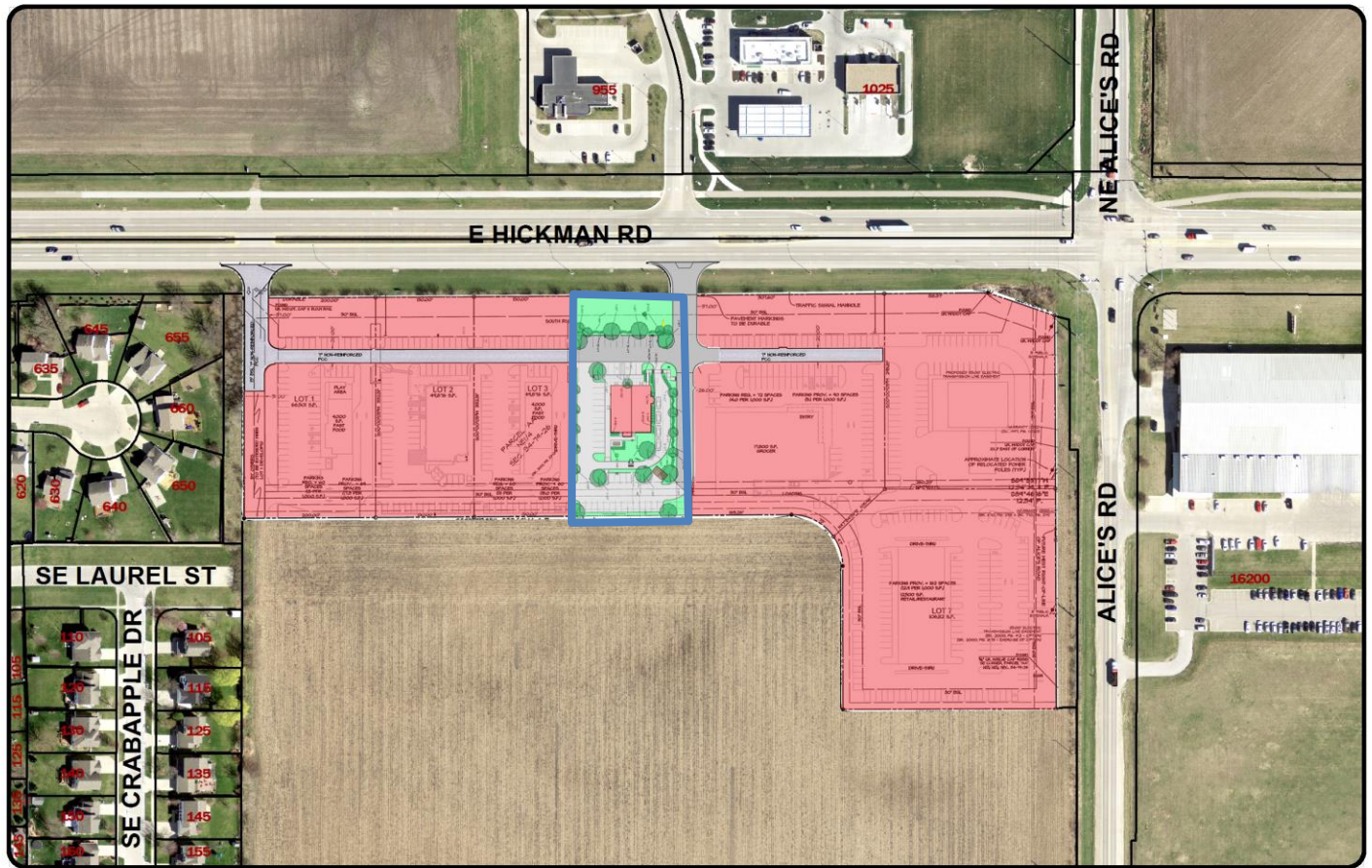
Property is generally located south of Hickman Road and west of SE Alice's Road, containing approximately 1 acre.

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	Vacant - Undeveloped	Community Village	PD/C-1
West	Vacant - Undeveloped	Community Village	PD/C-1

BACKGROUND:

The subject property is located south of Hickman Road and west of SE Alice's Road. The property is located within the Waukee Market Plat I development which was platted earlier this year. The Commission has reviewed two previous site plans for projects within the Waukee Market Place development which has included a credit union and an auto parts store.



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

PROJECT DESCRIPTION:

The proposed project includes the construction of a 4,697 square foot multi-tenant building. The site plan identifies two spaces within the building for a restaurant for one space and a coffee shop for the other space. The coffee shop space on the east side of the building will include a drive-thru window. Parking will be provided on the north, west, and south sides of the building. The trash enclosure is also located on the south side of the site.

ACCESS AND PARKING:

Two access points off of Hickman Road serve the Waukee Market Place Plat I development. The closest access is just off the proposed building and will be right-in right-out access. The access to the west is a full access point off of Hickman Road. The interior driveways are privately owned and maintained.

The Parking Ordinance requires 8 parking spaces per 1,000 square feet of floor area for multi-tenant buildings. The proposed building requires 38 parking spaces and the site plan identifies a total of 50 parking spaces and 4 queuing spaces for the coffee shop drive-thru.

UTILITIES:

Utilities are currently available to the site. The site plan identifies the water connection coming from an existing private water main on the south side of the site. The sanitary connection will be provided from the existing 8-inch sanitary sewer that is located on the south side of the site. Storm water detention will be

accommodated in the existing detention basing along Hickman Road. The basin is designed as a dry bottom basin. The system will connects to the Hickman Road storm sewer system for the pond outlet.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space and the site plan indicates that 40% open space will be provided. Landscaped areas fronting the parking areas along Hickman Road will be provided.

ELEVATIONS:

The proposed building is a single story building. The proposed materials include concrete masonry unit (integral color), metal paneling, composite decking, brick, EIFS, and glazing. Staff feels comfortable with the proposed elevations as they demonstrate the appropriate use of primary and secondary materials as identified in the Site Plan Ordinance. In addition, the elevations provide architectural interest on all sides on the building.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The photometric plan and fixtures meet the requirements outlined within the Site Plan Ordinance.

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