



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Lots 2-5 Waukee Vista Commercial Park – Site Plan

DATE: June 27, 2017

GENERAL INFORMATION:

Applicant: Vista Real Estate

Requested Action Site Plan Approval

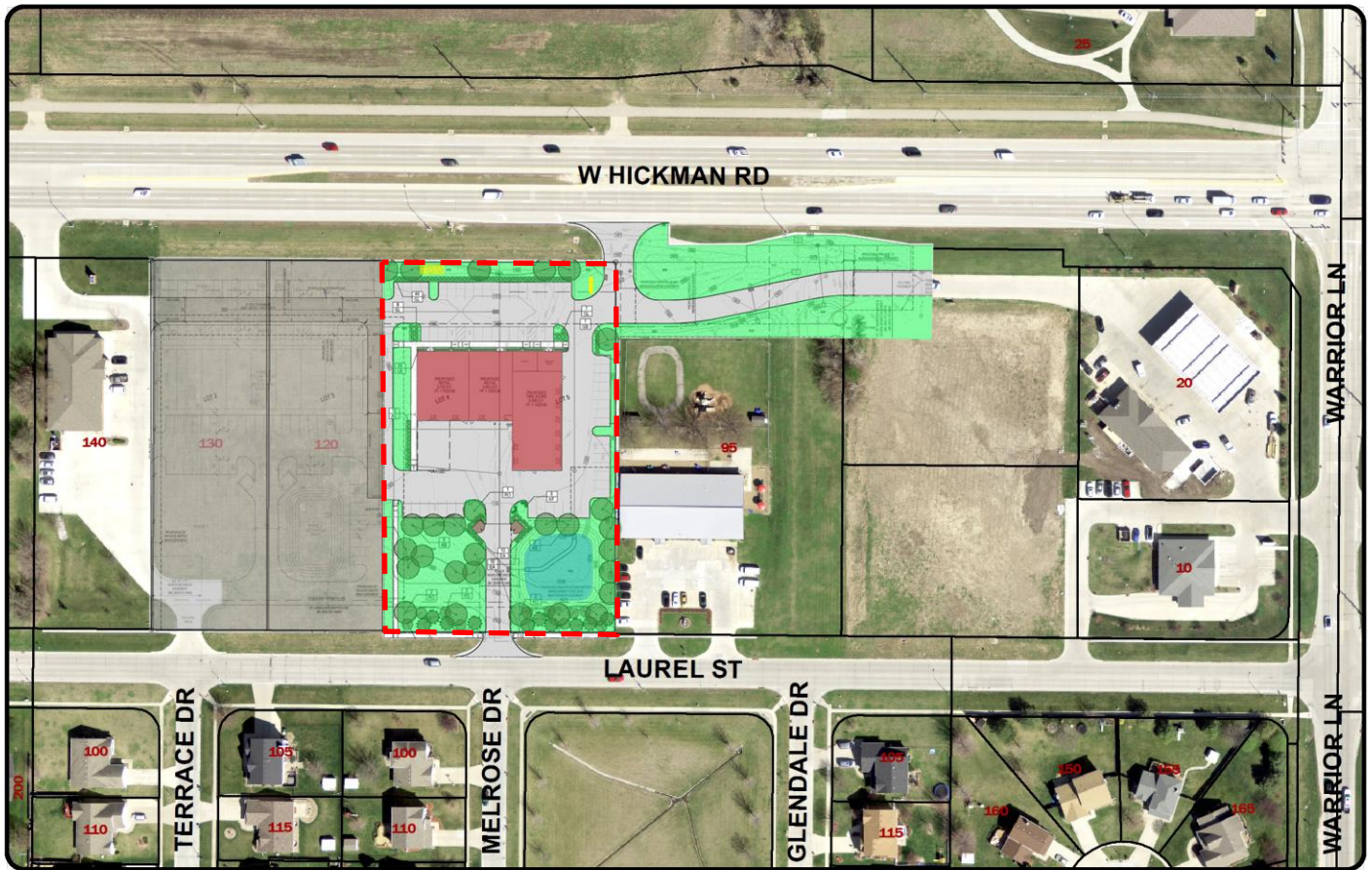
Location and Size: Property is located south of W Hickman Road and west of Warrior Lane, containing approximately 3.99 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1
North	Vacant – Ag	Neighborhood Residential	A-1
South	Single Family Residential	Neighborhood Residential	R-2
East	Commercial – Daycare	Neighborhood Residential	C-1
West	Vacant – Undeveloped	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located south of W Hickman Road and north of Laurel Street, west of Warrior Lane, within the Waukee Vista Commercial Park development. The subject property contains almost 4 acres. The applicant, Vista Real Estate, is requesting approval for a site plan to construct a multi-tenant commercial building.



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

PROJECT DESCRIPTION:

The project involves the construction of a multi-tenant commercial building that is proposed to be approximately 12,750 square feet in area. The proposed building includes three tenant spaces, with one proposed to be a tire store. A monument sign is planned at the northeast corner of the site. The tenant space located on the west end of the building is shown to have a lawn mower equipment storage area behind the building and also lawn mower display pads located on the north side of the site off of Hickman Road.

ACCESS AND PARKING:

Two main accesses are provided to the site. One access will be provided through a shared access on the northeast side of the site off of W Hickman Road and the other on the south side of the site off of Laurel Street. There will also be a shared access drive that will run from the existing Sherwin Williams site all the way to the east to the existing Casey’s on the corner of Hickman Road and Warrior Lane.

The parking ordinance requires 4 parking spaces per 1,000 square feet gross floor area for the proposed retail for a total of 27 spaces; they are providing the 27 required spaces. The parking ordinance requires 1 parking space per service bay plus 2.5 spaces per 1,000 square feet of non-service area for the proposed tire store for a total of 10 spaces; they are providing 34 spaces. The site plan is meeting the parking ordinance requirements.

SIDEWALKS/TRAILS:

A 5 foot wide sidewalk will be constructed on the south side of the site along Laurel Street as part of the site improvements. A connection into the site from the public sidewalk has been provided on the southwest side of the site.

UTILITIES:

All utilities will be provided to this site. Sanitary sewer, water, and gas services are all provided off of Laurel Street.

Storm water detention will be provided with a detention basin located in the southeast corner of the site. Another detention basin located on the property to the east of the subject property will also provide storm water detention for the proposed shared access road off of W Hickman 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 62.7%. 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, EIFS, split faced concrete block, and storefront glazing. The proposed tire store garage is proposed to be constructed of pre-finished metal and brick. The trash enclosures are proposed to be constructed of the split faced concrete block to match the block proposed on the building elevations. Building material samples will be available at the Planning and Zoning Commission meeting.

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