



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Fridley Palms Plat 1 – Preliminary Plat & Final Plat

**DATE:** December 28, 2017

**GENERAL INFORMATION:**

**Applicant:** Fridley Properties, LLC

**Requested Action:** Preliminary Plat & Final Plat Approval

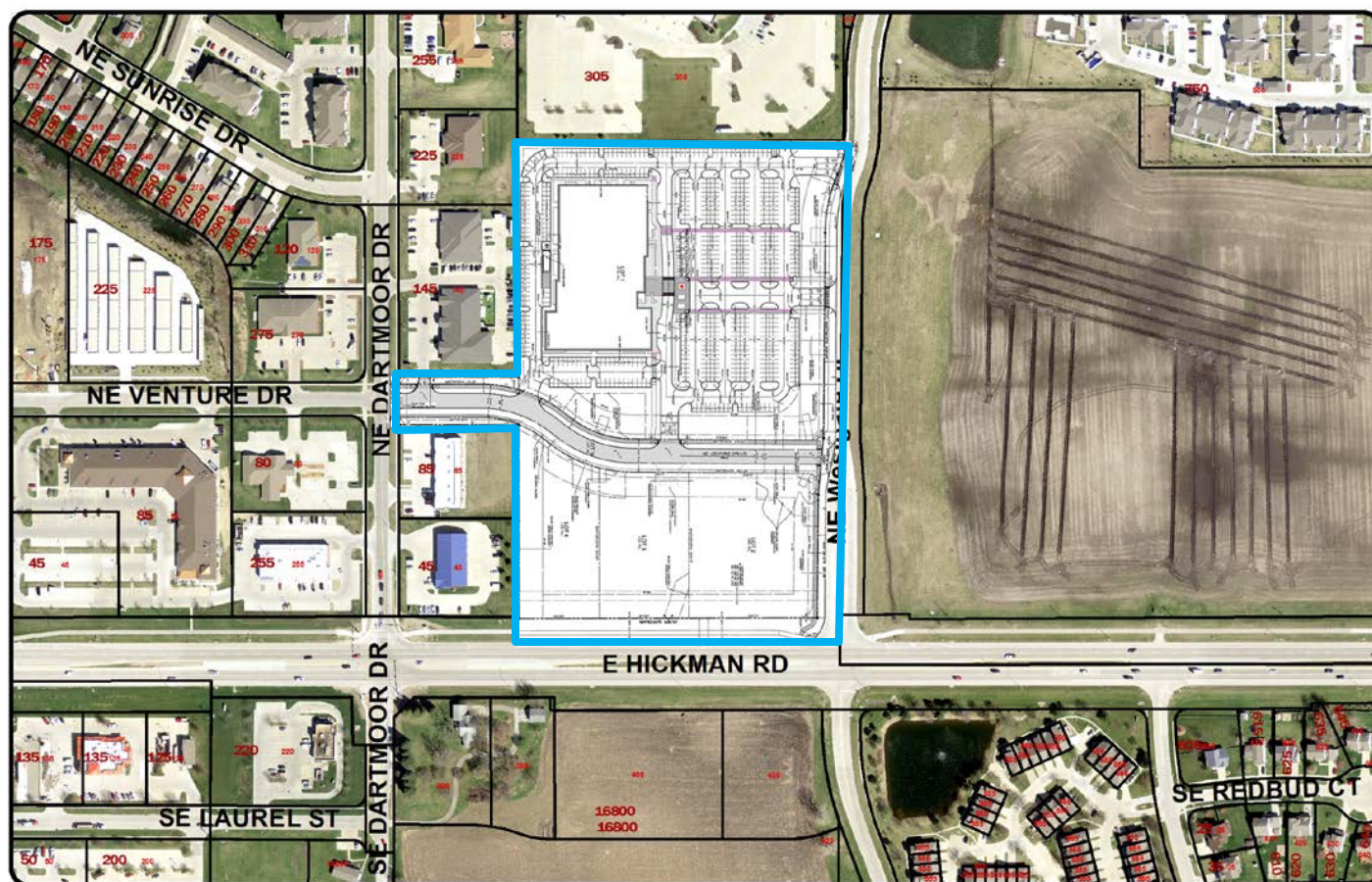
**Location and Size:** Property is generally located north of Hickman Road, west of NE Westgate Drive, containing approximately 15.17 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	PD-1/C-1B
North	Lutheran Church of Hope	Neighborhood Residential	C-1
South	Burger King / Waukee Central	Neighborhood Residential	C-1
East	Vacant – Undeveloped	Neighborhood Residential	C-1B
West	Enterprise Business Park	Neighborhood Residential	C-1

**BACKGROUND:**

The Planning & Zoning Commission recently reviewed a request for the subject property to rezone it from C-1 to PD-1/C-1B. The City Council approved the third and final reading of the rezoning on Monday, December 18, 2017. The Planned Development overlay that was placed on the property is applicable to the lot the theater is proposed to be located upon to deal with unique aspects of signage and building height associated with a movie theater. The applicant has submitted a preliminary plan and final plat for approval in order to develop a portion of the property for a fifteen screen movie theater.



ABOVE: Aerial photo of proposed plat outlined in **BLUE** in relation to the surrounding properties

## Project Description:

### Lots:

The preliminary plat and final plat include a total of four (4) lots for commercial development. Lot 1 is 8.95 acres in area and will be located north of NE Venture Drive. Lots 2 – 4 range in size from 1.32 acres to 1.88 acres and will be located south of NE Venture Drive. Lot 1 is where the applicant intends to construct a 62,000 square foot movie theater and associated parking. Lots 2, 3, and 4 will be platted for future commercial/retail development. Access to Lot 1 will be provided off of NE Westgate Drive and NE Venture Drive. Access to Lots 2, 3, and 4 will be provided off of NE Venture Drive.

### Streets:

As part of the plat improvements the applicant will be responsible for the construction of NE Venture Drive from NE Westgate Drive over to NE Dartmoor Drive. NE Venture Drive will be a 31 foot wide public street with a 70 foot right-of-way.

No trails are required as part of the plat improvements, however, the applicant has indicated a desire to provide a bicycle and pedestrian friendly environment for the movie theater and plans to construct an 8 foot wide trail along the north side of NE Venture Drive and on the west side of NE Westgate Drive. The trail on the west side of NE Westgate Drive will connect to the Raccoon River Valley Trail along Hickman Road. All other public sidewalks will be 5 feet in width.

**Easements:**

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the plats identify proposed ingress/egress easements to provide access to the proposed lots on the south side of NE Venture Drive. The plats also identify storm water detention easements for the development.

**Utilities:**

Sanitary sewer for the development will be accommodated by the existing 18-inch sanitary sewer located within the Hickman Road right-of-way.

A 12-inch water main will be installed along NE Venture Drive as part of the public improvements.

Storm water will be detained within the five detention areas identified on the plat. These detention areas will be owned and maintained by the individual lot owners.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat and Final Plat for Fridley Palms Plat I subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner