



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Palms Theatres – Site Plan

DATE: December 28, 2017

**GENERAL INFORMATION:**

Applicant: Fridley Properties, LLC

Requested Action: Site Plan Approval

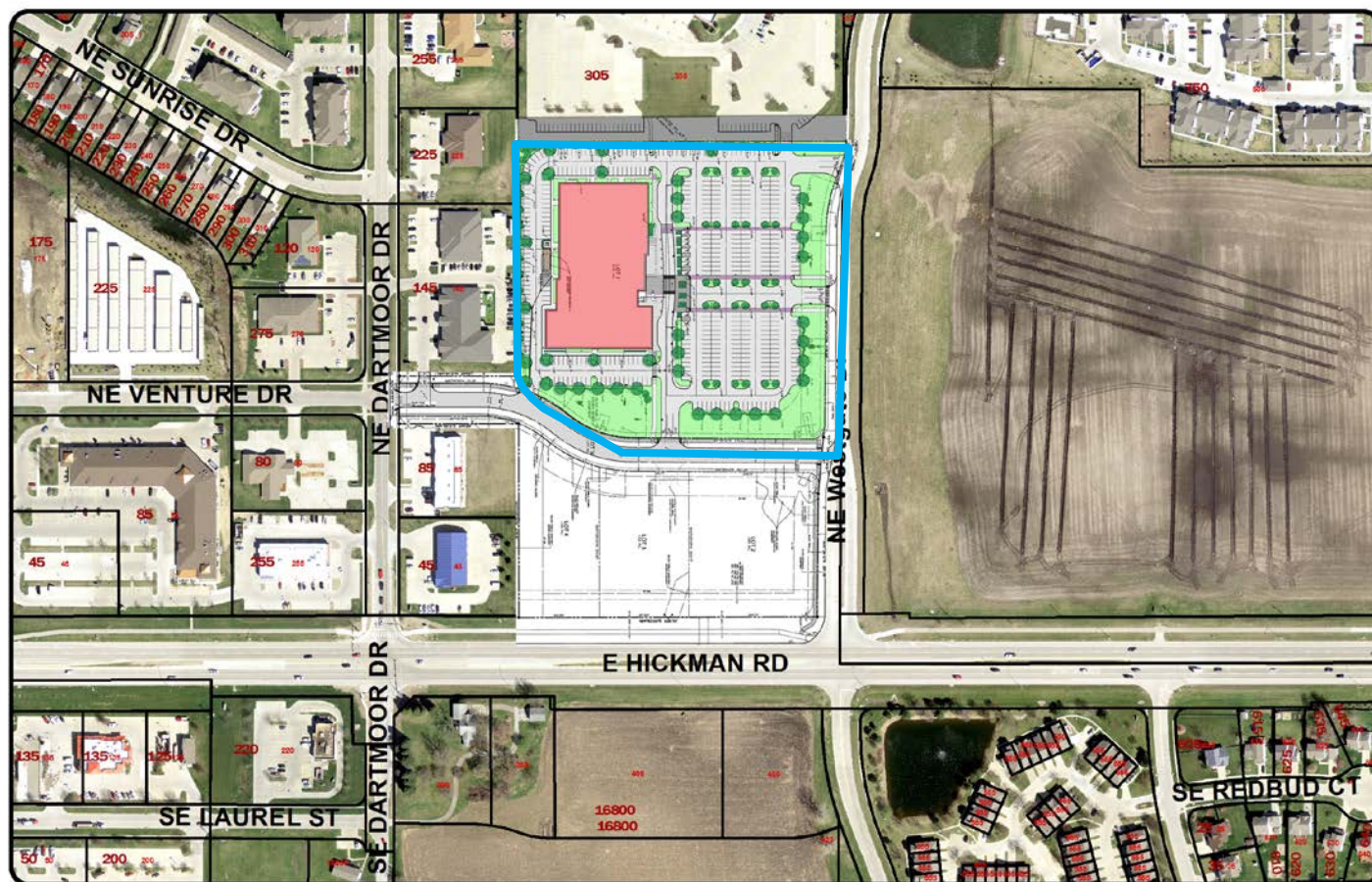
Location and Size: Property is generally located north of Hickman Road, west of NE Westgate Drive, containing approximately 8.95 acres.

**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 unique aspects of signage and building height associated with a movie theater. The applicant, Fridley Properties, LLC, requests approval of the site plan to allow for the construction of a fifteen screen movie theater.



**ABOVE:** Site Plan of the property with the proposed landscape plantings outlined in **BLUE**.

### **PROJECT DESCRIPTION:**

The proposed project includes the construction of a 62,000 square foot building to be utilized as a movie theater owned and operated by Fridley Theaters. The theater would feature 15 movie screens, including an IMAX screen. The theater will also feature a restaurant and bar for food and drink service. An outdoor seating area for the restaurant is proposed to be located near the front entrance to the building. The trash enclosure for the theater will be located on the west side of the building.

The Planned Development Agreement that was approved with the rezoning for the property included provisions related to building height and signage. The Planned Development Agreement includes a provision to allow for the building to be up to 75 feet in height to account for the height that is associated with the IMAX component of the theater. The building plans for the project indicate heights of 35 feet on the north end of the building, 44 feet in the middle, and 65 feet on the south end.

The provisions for signage allow the applicant to place additional signage on the east elevation than what would normally not be permitted. In addition, the Agreement exempts movie posters from being counted as part of the allowable signage. The applicant intends to construct a projecting sign on the theater in lieu of a monument sign, for which the Agreement includes provisions for that sign as well. The building elevations identify proposed signage locations. All signs proposed are subject to review and approval of sign permits.

### **ACCESS AND PARKING:**

Access to the site will be provided from two access points off of NE Westgate Drive and two access points off of NE Venture Drive. The applicant will be responsible for the construction of NE Venture Drive.

The Parking Ordinance requires one parking space for every three seats. Based on that requirement, the theater is required to provide 451 parking spaces and the plan indicates a total of 455 parking spaces. The applicant is working with the property owner to the north, Lutheran Church of Hope, to construct a connection between the parking area on this site and the parking area on the adjacent property to accommodate overflow parking if needed.

The applicant has indicated a desire to provide bicycle and pedestrian friendly access to the theater and proposes to construct 8 foot wide trails along NE Westgate Drive and NE Venture Drive. The trail will also connect to the Raccoon River Valley Trail that is along Hickman Road. Bicycle parking is also proposed outside of the main entrance to the building. Pedestrian paths throughout the site are identified on the site plan. The applicant intends to provide colored concrete through the parking area to clearly identify the pedestrian path to the theater.

### **UTILITIES:**

Utilities will be provided to the site as part of the public improvements for the plat. Sanitary sewer will be provided off of the existing 18-inch sewer along Hickman Road. Water service and hydrant coverage will be provided from the 12-inch water main that will be constructed along NE Venture Drive as part of the public improvements. Storm water detention will be accommodated in three detention basins throughout the site. These basins will be owned and maintained by the property owner. All utilities onsite will be privately owned and maintained.

### **OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space and the site plan indicates that 23% open space will be provided. Landscaped areas fronting the parking areas along north, east, west, and south sides will be provided. In addition, all other proposed plantings are provided to comply with the open space planting requirements.

### **ELEVATIONS:**

The elevations provided by the applicant indicate that the building will be constructed of architectural metal paneling, cement paneling, and stucco. Additionally the building will be accented with glazing on the front of the building. The outdoor seating area for the restaurant will also feature some wood paneling and stone along the walls and ceiling. Material samples will be available at the Planning & Zoning Commission meeting for review. In addition, to identifying the building materials, the elevations identify potential locations for building signage.

### **MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The photometric plan and proposed fixtures comply with the requirements of the Site Plan Ordinance.

### **STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the site plan for The Palms Theatres subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP

Senior Planner