



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Palms Theatres – Amended Site Plan

DATE: September 7, 2018

GENERAL INFORMATION:

Applicant:

Fridley Properties, LLC

Requested Action

Site Plan Amendment Approval

Location and Size:

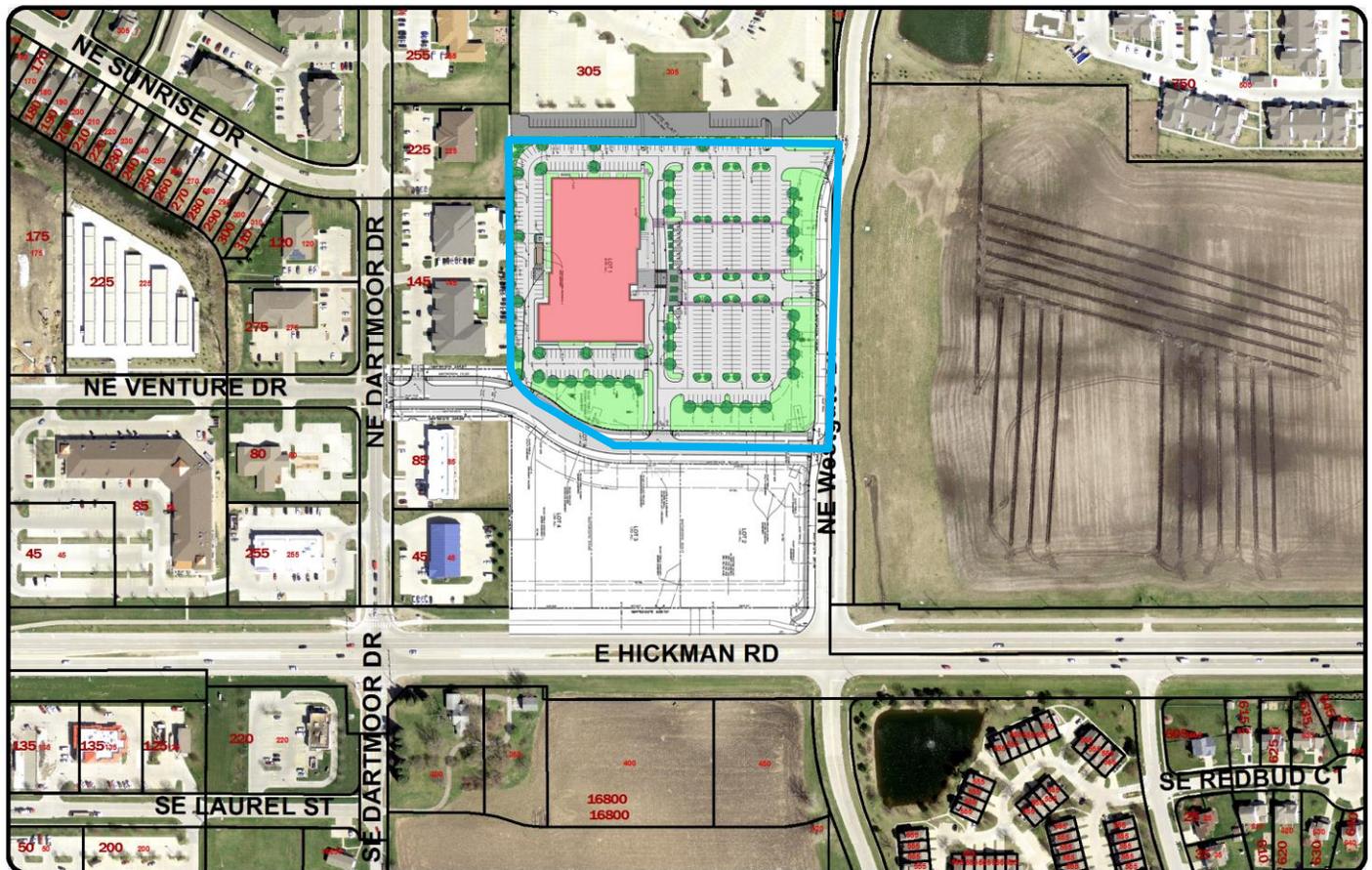
Property is generally located north of Hickman Road, west of NE Westgate Drive, containing approximately 8.95 acres.

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 / Waukeee 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 reviewed and approved the site plan for The Palms Theatres in December 2017. Construction of the theater has been ongoing and the applicant has made some amendments to the site plan and requests approval of the amendments. The amendments are discussed at further length below.



ABOVE: Site Plan of the property outlined in **BLUE**.

PROPOSED AMENDMENTS:

The proposed amendments are as follows:

- Addition of ground mounted solar arrays along the parking area south of the proposed building. The solar arrays are intended to help provide power to the theater. A total of two (2) solar arrays are proposed. One array is 124-feet long and the other array is 104-feet long. Each array will be 26 feet in width. Both solar arrays will be approximately 16-feet above grade at its highest point. Each array will be pitched towards the south. Elevations of the arrays are provided for your review. In early 2018, an Ordinance was adopted with the City Council to allow ground mounted solar arrays.
- The trash enclosure area has been revised to accommodate the trash haulers requests for access. Previously, access was to be provided on the south and west sides of the enclosure, but the trash hauler has requested access from the west and north. Grading in the area was also adjusted to accommodate a grease interceptor in the area. Parking spaces were eliminated on the north and south sides of the enclosure, but spaces were added throughout the site to make-up for the loss of these spaces.
- Landscape revisions are requested to change proposed species of plantings along parking lot setback areas and relocation of plantings to be closer to NE Venture Drive. Previously the plantings were directly adjacent to the parking area facing NE Venture Drive, however, due to the addition of the solar arrays the plantings need to be relocated so that they don't interfere with the solar arrays.

- The north access off of NE Westgate Drive is proposed to be adjusted so that it is better aligned with NE Westgate Drive. This adjustment is minor in nature, but should provide better visibility for traffic entering and leaving the site.

STAFF RECOMMENDATION:

All proposed amendments meet with requirements of the Zoning Ordinance. At this time staff is comfortable with the site plan and would recommend approval of the amended site plan for The Palms Theatres subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner