

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 2, Waukee Market Place Plat 2 – Site Plan **PREPARED BY:** Melissa DeBoer, AICP – Planner II

REPORT DATE: August 10, 2018

MEETING DATE: August 14, 2018

GENERAL INFORMATION

Owner/Applicant: Hurd Waukee, LLC

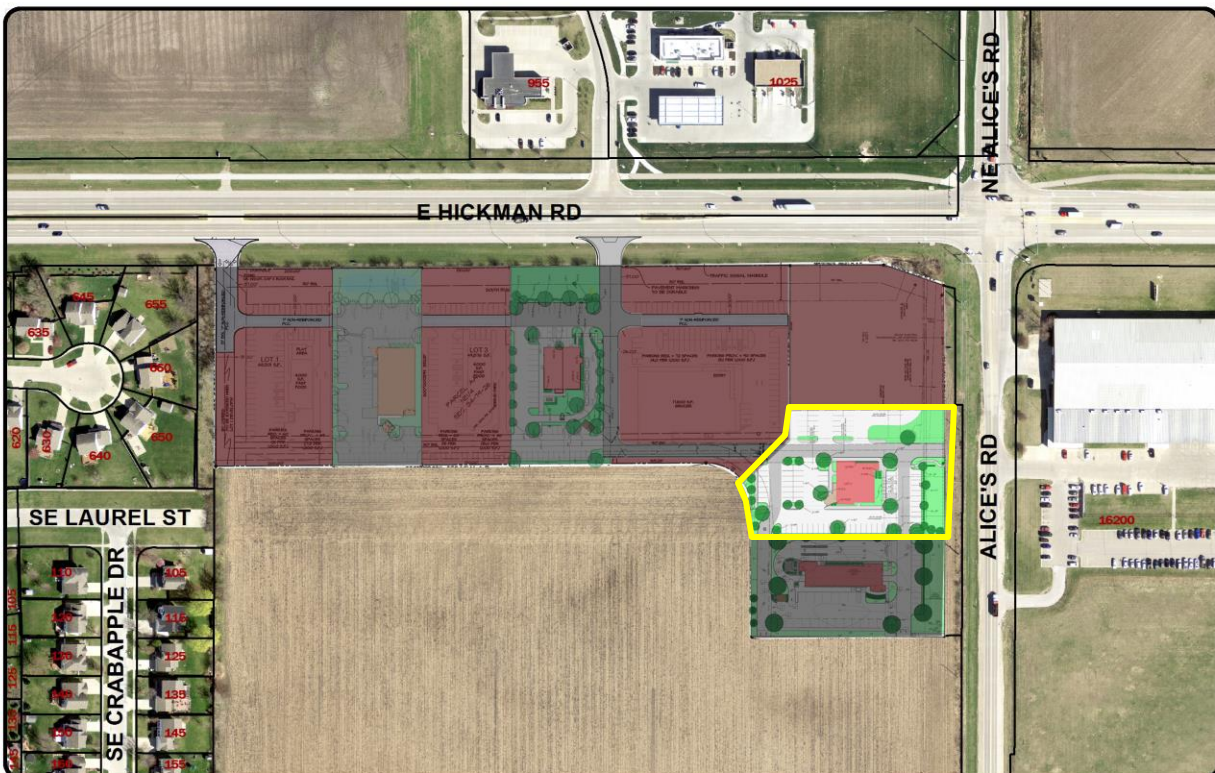
Project Manager: Ed Arp, L.A., Civil Engineering Consultants, Inc.

Request: The applicant is requesting approval of a site plan for a restaurant.

Location and Size: Property is located south of Hickman Road and west of SE Alice's Road, containing approximately 1.14 acres.

Property Address: 150 SE Alice's Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **YELLOW**) in relation to the surrounding area.

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--|--------------------|---|
| Property in Question | Vacant – Undeveloped | Community Village | PD/C-1 (Planned Development/Community & Highway Service Commercial District) |
| North | Commerical (Hy-Vee, Hy-Vee Gas, Westbank, & U of I Community Credit Union) | Community Village | C-1B (Large Scale Commercial District) |
| South | Vacant – Undeveloped | Community Village | PD/C-1 (Planned Development/Community & Highway Service Commercial District) & PD/C-1A (Planned Development/Neighborhood Commercial District) |
| East | Warehouse Building (Former Atlantic Bottling) | Community Village | M-1 (Light Industrial District) |
| West | Vacant – Undeveloped | Community Village | PD/C-1 (Planned Development/Community & Highway Service Commercial District) & PD/C-1A (Planned Development/Neighborhood Commercial District) |

PROJECT DESCRIPTION

The project involves the construction of a single-story, restaurant building for IHOP. The building is proposed to be approximately 4,571 square feet in area. A trash enclosure is incorporated into the building at the southwest corner. A monument sign is shown to be located on the east side of the site adjacent to SE Alice's Road.

ACCESS AND PARKING

The main access to this site is provided off of SE Alice's Road. Additional accesses are provided through shared ingress/egress easements across the entire Waukee Market Place development.

A total of 69 parking spaces are required for this facility, this includes 15 spaces per 1,000 square feet of building area. The total amount of parking proposed is 69 spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A 10 foot wide trail will be constructed along SE Alice's Road with the City's improvements project. A five foot wide sidewalk will provide pedestrians access from the trail into the subject site.

UTILITIES

This site will be serviced with all public utilities. Storm water detention will be provided in detention basins located along the east side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 24%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are proposed to be constructed of stone, EIFS, architectural metal panels, fiber cement, and a storefront glazing system. Blue fabric awnings are proposed above the windows on the east and south elevations.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Lot 2, Waukee Market Place Plat 2 subject to remaining staff comments.