

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Culver's – Site Plan

PREPARED BY: Andy Kass, AICP – Senior Planner

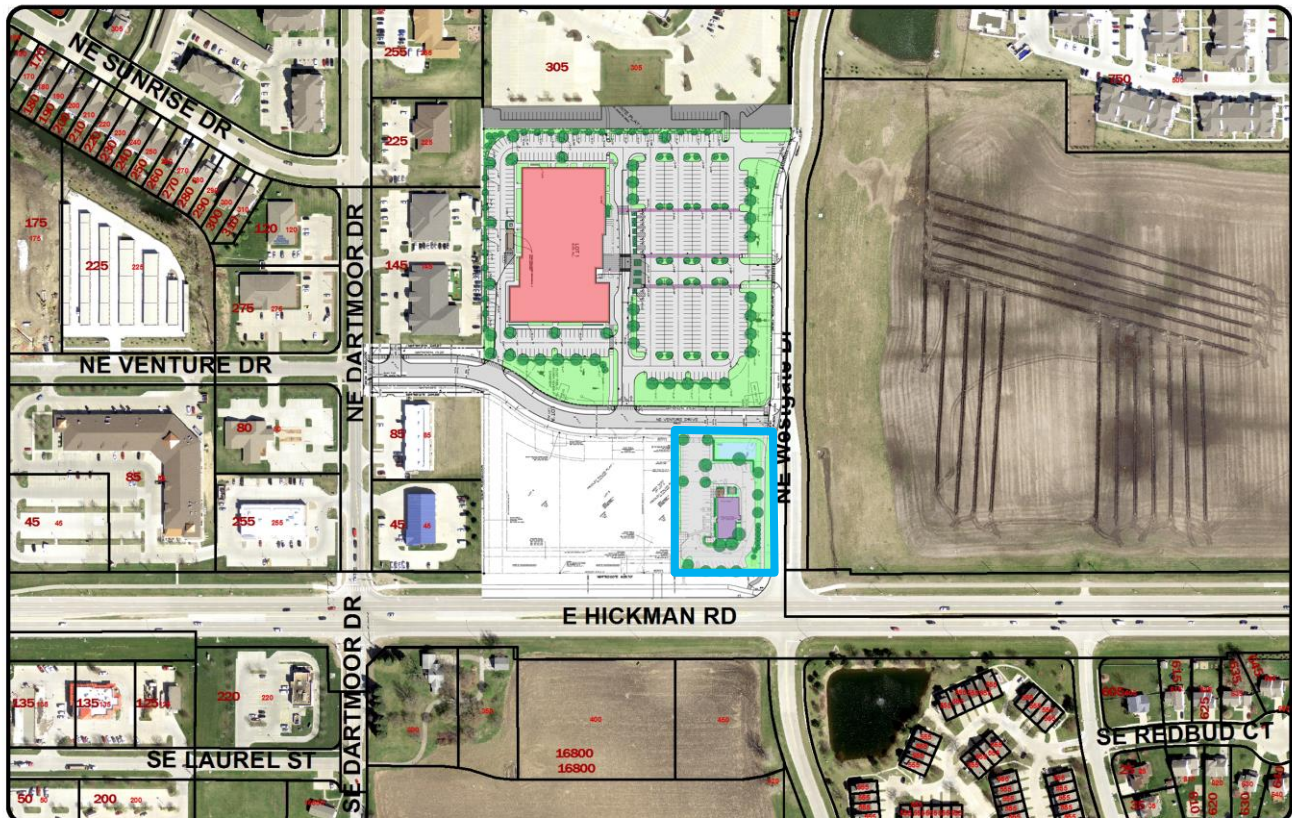
REPORT DATE: October 5, 2018

MEETING DATE: October 9, 2018

GENERAL INFORMATION

| | |
|---------------------------|---|
| Applicant / Owner: | Culvers of Urbandale |
| Engineer: | Jeff Gaddis, P.L.S. with Civil Engineering Consultants |
| Request: | The applicant is requesting approval of a site plan for a Culver's restaurant |
| Location and Size: | Property is located north of Hickman Road and west of NE Westgate Drive, containing approximately 1.35 acres. |
| Property Address: | 455 E. Hickman Road |

AREA MAP



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

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--------------------------|--------------------------|---|
| Property in Question | Vacant – Undeveloped | Neighborhood Residential | C-1B (Large Scale Commercial District) / PD-1 (Planner Development Overlay) |
| North | Palms Theatre | Neighborhood Residential | C-1B (Large Scale Commercial District) / PD-1 (Planner Development Overlay) |
| South | Burger King | Neighborhood Residential | C-1 (Community & Highway Service Commercial District) |
| East | Vacant – Undeveloped | Neighborhood Residential | C-1B (Large Scale Commercial District) |
| West | Enterprise Business Park | Neighborhood Residential | C-1 (Community & Highway Service Commercial District) |

HISTORY

The proposed project is located within the Fridley Palms development that is associated with the Palms Theatre that is currently under construction. The subject property is also being replatted to slightly smaller lot than the current lot area in the related preliminary plat and final plat requests for Fridley Palms Plat 2. The lot is located north of Hickman Road and west of NE Westgate Drive.

PROJECT DESCRIPTION

The site plan identifies the construction of a 4,100 square foot Culver’s restaurant. The proposed building is one story with an overall height of 23-feet. A drive-thru window is proposed on the west side of the building facing NE Westgate Drive. An outdoor seating area is included on the southwest side of the building. Menu boards and ordering station will be located on the south side of the building. In addition to the proposed building the site plan identifies the proposed trash enclosure on the north side of the building.

ACCESS AND PARKING

Access to the property will be provided on the north side of the site off of NE Venture Drive. Pedestrian access is provided on the south side with a connection to the Raccoon River Valley Trail along Hickman Road and on the north side from NE Venture Drive.

A total of 62 parking spaces are required for the site and the site plan identifies a total of 62 parking spaces.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed along the north side of NE Venture Drive as part of the improvements to the site. An 8-foot wide trail will be constructed along the east side of the site as part of the overall improvements associated with the Palms Theatre.

UTILITIES

Utilities exist in the area around the lot and minor extensions will be required to provide sanitary sewer to the lot. Water service is already available. Storm water detention will be provided in the northeast corner of the site. The pond will be owned and maintained by the property owner.

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 34.18%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance. No landscape buffers are required.

ELEVATIONS

The building is proposed to include glazing, cultured stone, fiber cement paneling, steel awnings, and EIFS. The trash enclosure will incorporate the same stone that is proposed on the building. Proposed elevations are attached for your review. The proposed materials and elevations meet the requirements of the Site Plan Ordinance.

PHOTOMETRIC PLAN

The site plan includes a photometric plan for the proposed site lighting. Minor adjustments to the photometric plan are required and staff is working with the applicant to address the remaining comments related to the lighting plan.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Culver's subject to remaining staff comments.