

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** B-Bop's – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** October 5, 2018

**MEETING DATE:** October 9, 2018

### GENERAL INFORMATION

**Owner:** Alices, LC

**Developer:** B-Bop's Inc.

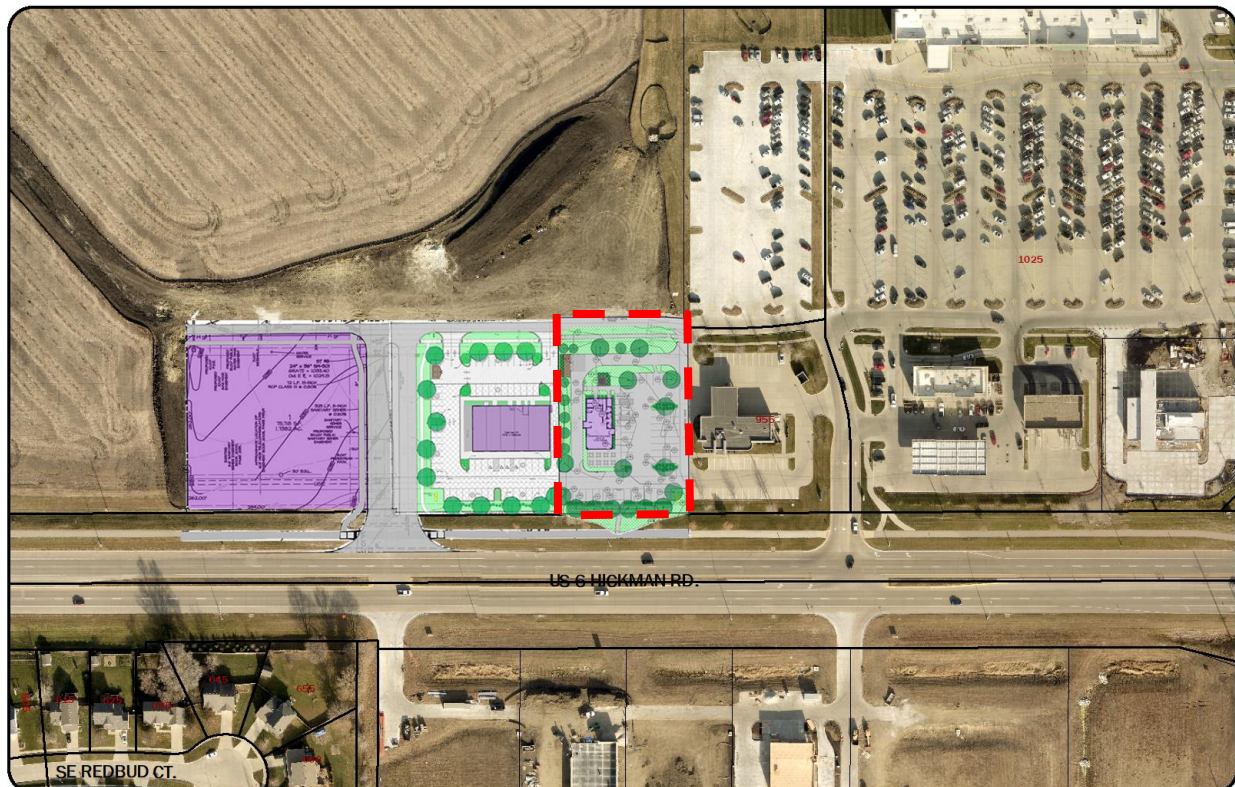
**Project Manager:** Doug Mandernach, Civil Design Advantage, LLC

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

**Location and Size:** Property is located north of Hickman Road and west of NE Alice's Road, containing approximately 1.08 acres.

**Property Address:** 855 Hickman Road

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1B (Large Scale Commercial District)
North	Vacant - Undeveloped	Community Village	C-1B (Large Scale Commercial District)
South	Commercial (Waukee Market Place Development)	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)
East	West Bank	Community Village	C-1B (Large Scale Commercial District)
West	Commercial within Prairie Crossing Plat 6 Development	Community Village	C-1B (Large Scale Commercial District)

**PROJECT DESCRIPTION**

The project involves the construction of a single-story, restaurant building for B-Bop’s. The building is proposed to be approximately 2,610 square feet in area. The site includes a drive-thru with the menu order board located on the north side of the building. Patio seating is located on the south side of the building. A trash enclosure is proposed at the northwest corner of the site and a monument sign is shown at the southeast corner of the site along Hickman Road.

**ACCESS AND PARKING**

The main access to this site is provided off of the private street, NE Venture Drive. This is a shared access with West Bank to the east of the subject site. An additional shared access is provided at the southwest corner of the site from the site to the west.

A total of 43 parking spaces are required for this facility, this includes 15 spaces per 1,000 square feet of building area and 3 queuing spaces for the drive-thru. The total amount of parking proposed is 46 spaces, including two accessible spaces. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

A six foot wide sidewalk will be provided to this site from the trail along Hickman Road. A five foot wide sidewalk will be provided on the north side of this site along NE Venture Drive.

**UTILITIES**

All utilities will be provided to this site. The site plan identifies the water connection coming from the water main located to the north of the site. The sanitary connection will be provided from the existing 18-inch sanitary sewer that is located on the south side of the site, along Hickman Road. Storm water detention will be accommodated in the existing private detention basins located to the north of this site, on property also owned by the same owner as the subject property. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice’s Road.

**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 32%. 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 brick in a gray color, insulated metal panels, metal coping, EIFS in a blue color for the parapet, and an aluminum storefront system. Blue metal canopies are shown on all elevations of the building.

**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 B-Bop's subject to remaining staff comments.