

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 3 Waukee Vista Commercial Park – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: April 19, 2019

MEETING DATE: April 23, 2019

GENERAL INFORMATION

Applicant/Owner:

Waukee Properties Partnership c/o Vista Real Estate & Investment Corp.

Project Manager:

Eric Miller, P.E. – Bishop Engineering

Request:

The applicant is requesting approval of a site plan for a multi-tenant commercial building.

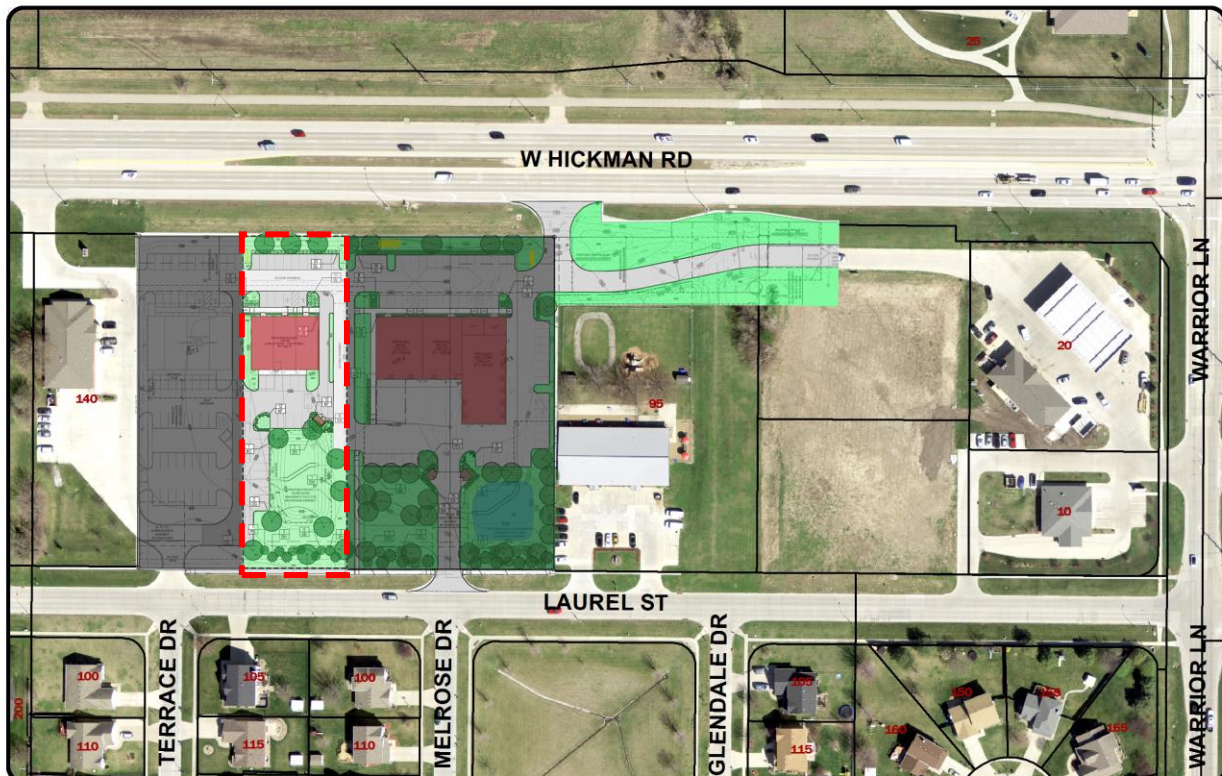
Location and Size:

Property is located south of W Hickman Road and west of Warrior Lane, containing approximately 1.00 acre.

Property Address:

120 W. 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	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)
North	Undeveloped	Mixed Use	A-1 (Agricultural District)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
East	Multi-Tenant Commercial	Mixed Use	C-1 (Community & Highway Service Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a multi-tenant commercial building that is proposed to be approximately 4,500 square feet in area. The proposed building includes three possible tenant spaces and a drive-thru lane on the east side of the building for the possibility of a future tenant with a drive-thru. A trash enclosure is shown to the south of the building within the parking lot. A monument sign is shown to be located at the northwest corner of the site.

ACCESS AND PARKING

There are several accesses into this site from the surrounding properties. A blanket access agreement will be used in order to allow access through the driveways and parking areas across Lots 1-5 of the Waukee Vista Commercial Park development.

A total of 35 parking spaces and 5 queuing spaces are required for this facility (4 spaces per 1,000 square feet of retail, 15 spaces per 1,000 square feet of restaurant, and 5 queuing spaces for the potential drive-thru). The total amount of parking proposed is 37 spaces and 5 queuing spaces, including 2 accessible stalls. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A five foot wide sidewalk will be constructed on the south side of the site along Laurel Street. This sidewalk will connect to the adjacent sidewalks to both the west and east. Sidewalks are provided around the exterior of the building in order to provide pedestrian access to and from the parking lot.

UTILITIES

All utilities will be provided to this site. Sanitary sewer, water, and gas services are provided off of Laurel Street.

Storm water detention will be provided with a detention basin located on the south 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 33%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of brick, EIFS, split faced concrete block, and storefront glazing. The trash enclosure is proposed to be constructed of the split faced concrete block to match 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 Lot 3 Waukee Vista Commercial Park subject to remaining staff comments.