

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 3, Waukee Market Place Plat 1 – Site Plan **PREPARED BY:** Melissa DeBoer, AICP – Planner II

REPORT DATE: July 18, 2019

MEETING DATE: July 23, 2019

GENERAL INFORMATION

Applicant/Owner: Hurd Waukee LLC

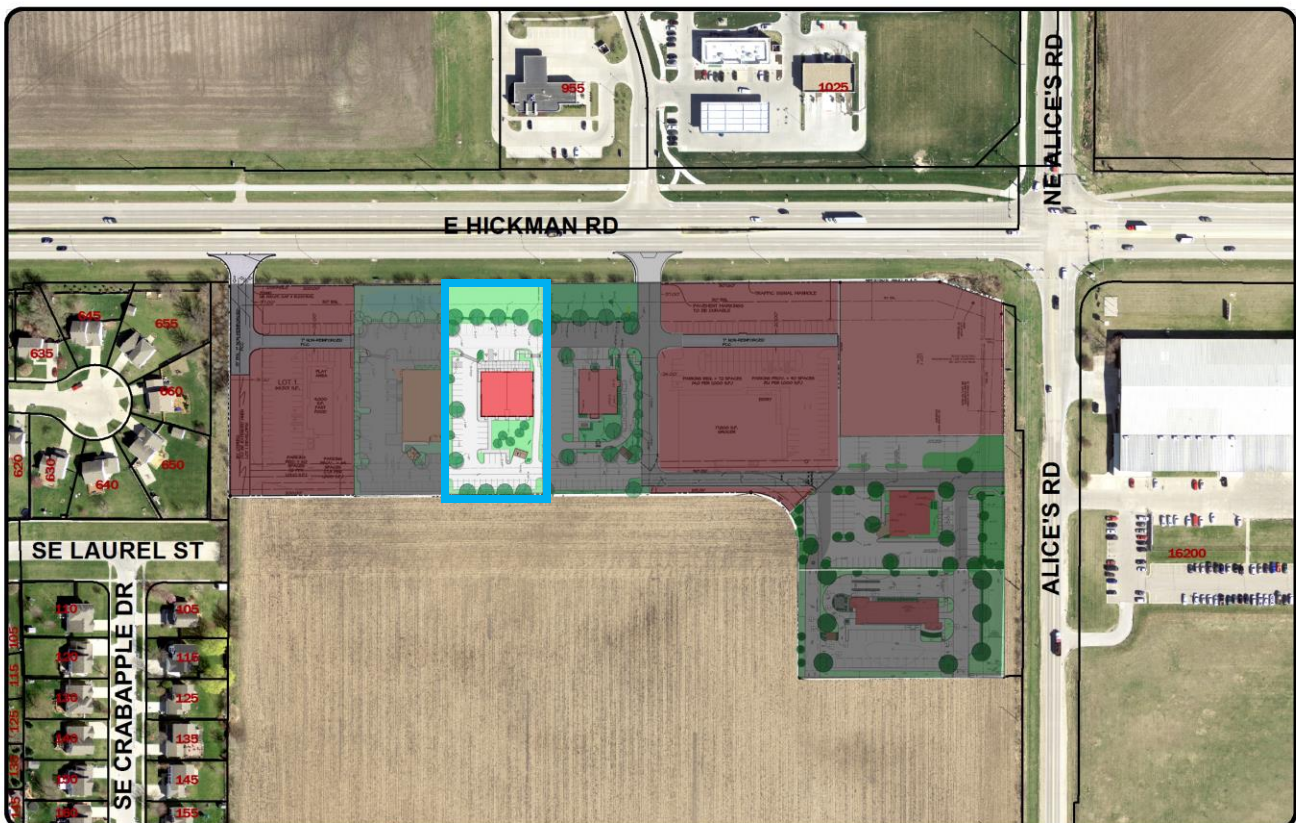
Project Manager: Ed Arp, Civil Engineering Consultants, Inc.

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

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

Property Address: 950 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	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Retail	Community Commercial	C-1B (Large Scale Commercial District)
South	Vacant – Undeveloped	Community Commercial / Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Retail (Starbucks)	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
West	Retail (Autozone)	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

The project includes the construction of a single-story, multi-tenant building that is proposed to be approximately 6,000 square feet in area. The proposed building identifies two potential tenant spaces. The east tenant space includes a drive-thru with a menu board located to the south of the building. A trash enclosure is shown at the south side of the site. 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. The full access into the Waukee Market Place development is off of Hickman Road, to the west of the subject site.

A total of 47 parking spaces are required for this facility. The total amount of parking proposed is 59 spaces including 3 accessible stalls. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

Five foot wide sidewalks are provided to the adjacent properties to both the east and the west in order to provide pedestrian access throughout the entire Waukee Market Place development. Sidewalks are provided around the exterior of the building along the north and west sides, in order to provide pedestrian access to and from the parking lot.

UTILITIES

This site will be serviced with all public utilities. Sanitary and water will be brought in from the mains located to the south of the subject site. Storm water detention will be provided with the existing detention basin along Hickman 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 33%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations are proposed to be constructed of concrete masonry unit, metal paneling, composite decking, brick, EIFS, and glazing. The proposed trash enclosure will be constructed of concrete masonry unit 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.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve a large portion of the community.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Lot 3, Waukee Market Place Plat I subject to remaining staff comments.