

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ferree's Addition Plat 3 – Final Plat /
Waukee West Hickman Retail – Site
Plan

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

GENERAL INFORMATION

Applicant / Owner:

KG Store 1202, LLC (owner) & Stanbrough Realty
(applicant)

Engineer:

Keith Weggen, PLA, Civil Design Advantage

Request:

The applicant is requesting approval of a final plat
and site plan for a commercial development.

Location and Size:

Property is located south of Hickman Road and
west of 6th Street, containing approximately 2.10
acres.

Property Address:

750 W. 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	Mixed Use	C-1 (Community & Highway Service Commercial District)
North	Shottenkirk	Mixed Use	C-1 (Community & Highway Service Commercial District)
South	Single Family Residential	Mixed Use	R-2 (One & Two Family Residential District)
East	Kum & Go	Mixed Use	C-1 (Community & Highway Service Commercial District)
West	Vacant	Mixed Use	M-1A (Limited Industrial District)

HISTORY

The subject property was platted as an outlot in Ferree's Addition Plat 2 which was the plat filed for the recent Kum & Go convenience store that was constructed at the corner of 6th Street and Hickman Road. The applicant has submitted a final plat to plat the outlot as a buildable lot and a site plan to allow the construction of a retail building.

PROJECT DESCRIPTION

The final plat identifies a 2.10-acre lot that is to be platted into a buildable lot. A portion of the lot will include vacated City right-of-way for Elm Street that is excess right-of-way. All necessary easements are identified on the final plat.

The site plan identifies the construction of a 14,976 square foot multi-tenant retail building with ten (10) tenant spaces. The building has a maximum height of 36-feet. A outdoor patio is indicated on the west side of the building. In addition to the principal building, the site plan identifies a storage garage on the south side of the site, which will be used to store maintenance equipment. The trash enclosure is located on the south side of the principal building. No tenants for any of the spaces have been identified at this time.

ACCESS AND PARKING

Access to the site will be provided on the north side from two access points from Hickman Road. One additional access point is provided on the south side from Elm Street. The applicant will be responsible for a short extension of Elm Street from the east.

The proposed retail building requires 117 parking spaces and the site plan identifies 117 parking spaces being provided.

SIDEWALKS/TRAILS

No sidewalk and trails will be extended as part of this project.

UTILITIES

Sanitary sewer will be extended from the east of the site to serve the property. Water main exists on the site. Storm water detention will be provided on the west side of the site. The owner will be responsible for maintenance of the detention facility.

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 25.6%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

The retail building is proposed to be constructed with fiber cement siding, Nichiha fiber cement paneling, brick, CMU, and aluminum storefront. All rooftop mechanical units will be screened by parapet walls. The accessory structure is proposed to be comprised of fiber cement siding and brick.

PHOTOMETRIC PLAN

The site plan includes a photometric plan for the proposed site lighting. Site lighting includes building mounted lighting, and parking lot lighting. All proposed fixtures meet the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Ferree's Addition Plat 3 and the site plan for Waukee West Hickman Retail subject to remaining staff comments.