

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Islamic Center – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

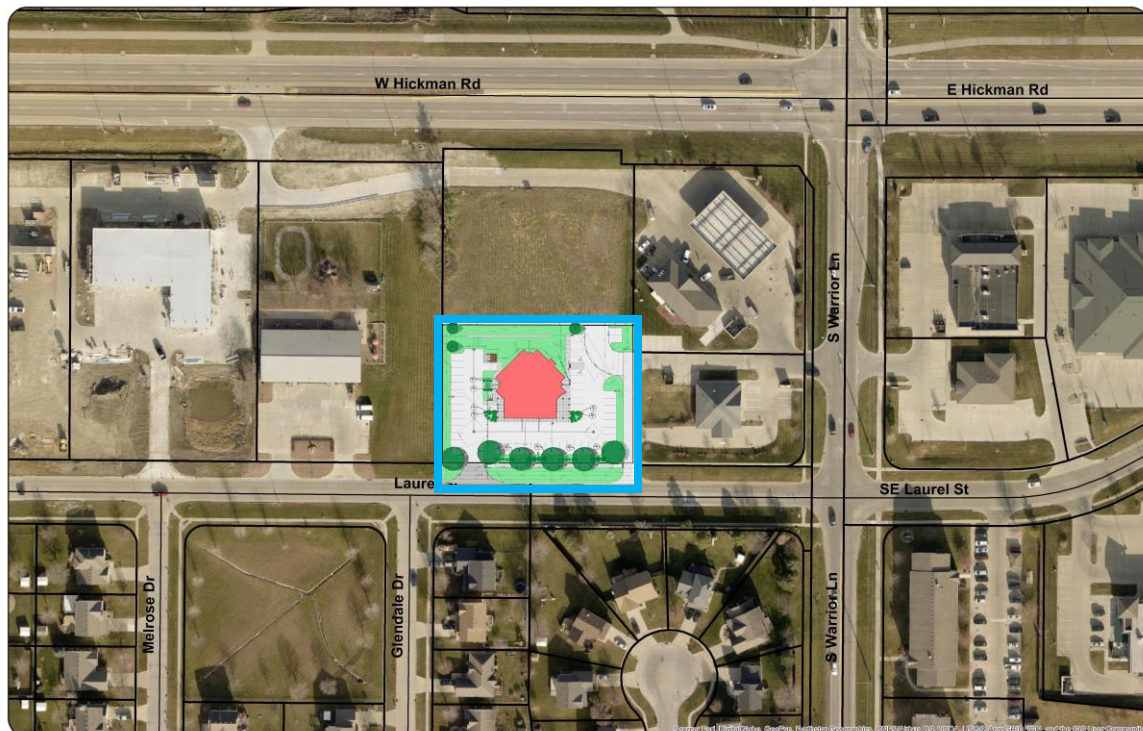
REPORT DATE: June 5, 2020

MEETING DATE: June 9, 2020

GENERAL INFORMATION

Owner:	Sahabah Services
Applicant:	Premier Companies
Owner's Representative:	Doug Mandernach, Civil Design Advantage
Request:	The applicant is requesting approval of a site plan for a religious center.
Location and Size:	Property is generally located south of W Hickman Road and west of S Warrior Lane, containing approximately 0.94 acres.
Property Address:	35 Laurel Street

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 and Highway Service Commercial District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
East	Commercial – Gas Station / Pharmacy	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Commercial – Daycare	Mixed Use	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The project includes the construction of a single-story building for a religious center. The building is proposed to be 5,490 square feet in area. A trash enclosure is proposed at the northwest corner of the site.

ACCESS AND PARKING

Two accesses are proposed to this site off of Laurel Street, with the one on the east side being a shared access. There is a third access into this site from the site to the north.

A total of 49 parking spaces are required for the proposed site plan and the site plan identifies a total of 50 parking spaces being provided, including 3 accessible spaces.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be constructed to the south side of the site, along the north side of Laurel Street. This will allow connectivity from existing sidewalks to both the west and east of the subject site.

UTILITIES

This site will be serviced with all public utilities. Water and sanitary will be brought in from the mains along Laurel Street. Storm water will be managed with the detention basin proposed at the north side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the site is required to be open space. The total amount of open space proposed is 29%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of decorative CMU masonry veneer in burnished block. The colors proposed are gray and white. Other proposed building materials include fiber cement board panel siding, aluminum, and a fiberglass dome.

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 Mixed Use. The Mixed Use classification provides a variety of uses that would serve the surrounding neighborhoods.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.