



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Jimmy John's – 105 N. Warrior Lane – Site Plan

DATE: July 12, 2011

GENERAL INFORMATION:

Applicant: John Forbes

Requested Action Site Plan Approval

Location and Size: Property is generally located north of Hickman Road in the northeast corner of the N. Warrior Lane/NE Venture Drive intersection containing approximately 0.49 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Former Medicap Pharmacy	Neighborhood Village	C-1
North	Vacant Commercial Building	Neighborhood Village	C-1
South	Waukeee Family Dentistry	Neighborhood Village	C-1
East	Vacant - Undeveloped	Neighborhood Village	M-1
West	Vacant - Undeveloped Greenway Park Plat 1 Lot 1	Neighborhood Village	C-1

BACKGROUND:

The proposed site is located at 105 N. Warrior Lane and had previously been a Medicap Pharmacy. The applicant is proposing to place a Jimmy John's sandwich shop within the existing 2,000 square foot building. As a part of the business change, the applicant will be making some minor site and exterior changes in addition to the interior remodel.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the repurposing of the former 2,000 square foot Medicap Pharmacy into a Jimmy John's.

ACCESS AND PARKING:

The site is accessed from both N. Warrior Lane and NE Venture Drive. As a part of the site reconfiguration the applicant will be restriping the lot to provide 13 parking stalls in order to meet the 12 stall requirement of the zoning ordinance for the proposed use. Additionally, the site circulation will be changed to provide ample space for the existing drive-through to be used. The south and east portions of the site will be painted with directional arrows to create a one-way drive configuration to accommodate the additional parking proposed as well as provide for a pass through lane adjacent to the drive-through lane.

UTILITIES:

All necessary utilities currently exist on site. As part of the project, the applicant will be installing a grease trap interceptor as required by the Wastewater Reclamation Authority (WRA) for restaurants.

LANDSCAPING:

All required landscaping has been placed on the property as a part of the previous use.

ELEVATIONS:

Elevations have been provided for your review. The applicant is proposing to paint the existing brick and tile exterior black with a minor red accent on the roofline consistent with the branding effort of Jimmy John's franchise. New windows will be installed on the west and north portions of the building increasing the amount of glazed surface provided on the current exterior.

MISCELLANEOUS:

The applicant will be constructing a trash enclosure on site to accommodate the screening requirement for garbage storage areas.

To facilitate the drive-through planned for the business, the applicant will be installing a menu board and speaker post within the existing island off the southwest corner of the building.

STAFF RECOMMENDATION

At this time staff feels comfortable with the site plan and would recommend approval of the site plan for Jimmy John's – 105 N. Warrior Lane subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner