



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Freddy's Waukee – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 8, 2023

MEETING DATE: November 14, 2023

GENERAL INFORMATION

Owner/Applicant:

MLY Real Estate Inc

Engineer:

James Rodemyer, PE – Bishop Engineering

Request:

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

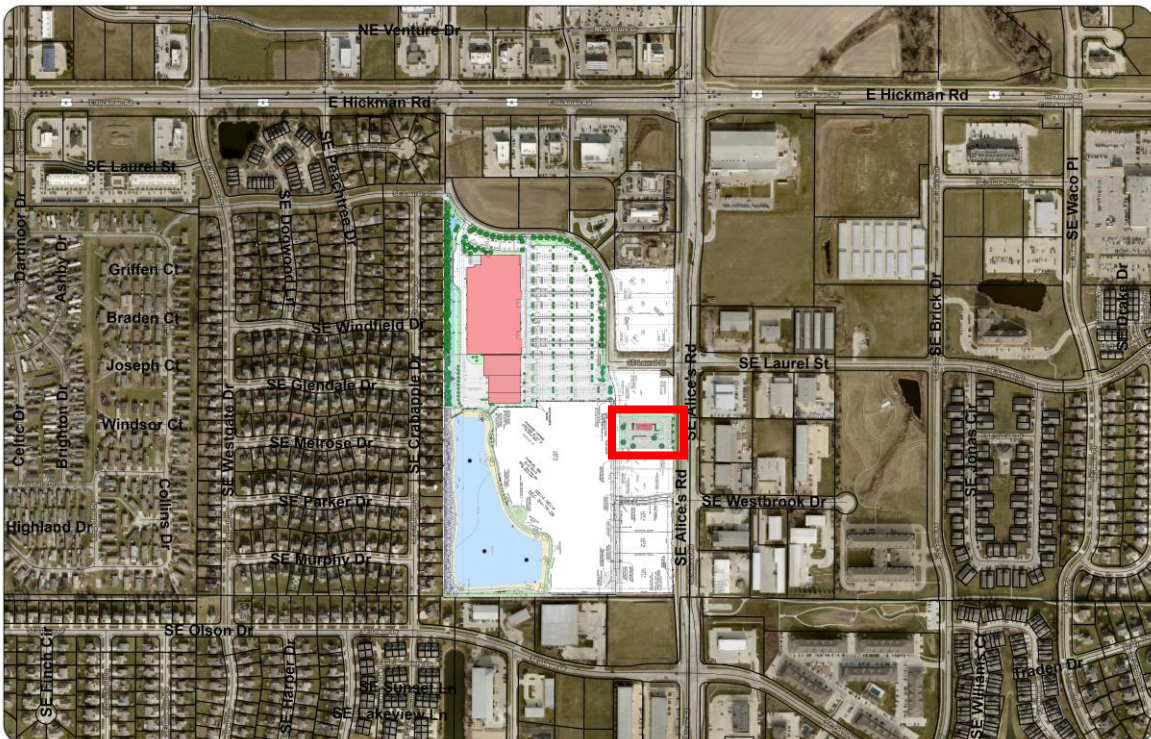
Location and Size:

Property is generally located west of SE Alice's Road and south of SE Laurel Street, containing approximately 1.20 acres.

Property Address:

440 SE Alice's Road

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Vacant – Undeveloped	Neighborhood Commercial / Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
South	Vacant – Undeveloped	Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Hickman West Industrial Park	Neighborhood Commercial	M-1 (Light Industrial District)
West	Future Waukee Towne Center Retail	Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

HISTORY

The subject property was recently platted as part of Waukee Towne Center Plat 5.

PROJECT DESCRIPTION

The project includes the construction of a single-story building for a fast-food restaurant with a drive through. The building is 2,880 square feet in area and 23.5 feet in height. The site includes two drive through lanes for ordering and one drive through lane for pick-up.

A patio for dining is proposed along the east side of the building. A trash enclosure and small storage shed, that measures just under 148 square feet, is proposed to the west of the building. A monument sign is shown at the northeast corner of the site, along SE Alice's Road.

ACCESS AND PARKING

One access will be provided into the site off of the private drive to the west. There will also be shared accesses to the adjacent lots, both to the north and to the south when those lots develop in the future.

Pedestrian connections are provided into the site from both the existing trail along SE Alice's Road and the private sidewalk to the west that will be constructed with this project.

A total of 44 parking spaces and 10 queuing spaces are required for the proposed site plan. The total amount of parking proposed is 50 spaces including 3 accessible stalls. They are providing 15 queuing spaces for the drive through.

UTILITIES

This site will be serviced with private utilities that have been extended throughout the overall plat. Storm water detention is provided with the large pond located to the southwest, within the overall Waukee Towne Center development.

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 21.4%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of brick, EIFS, storefront system, and Nichiha panels. The trash enclosure and storage shed will be constructed of Nichiha panels and the gate for the trash enclosure will be a composite material.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Freddy's Waukee subject to remaining staff comments.