

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hawaiian Bros – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: May 10, 2024

MEETING DATE: May 14, 2024

GENERAL INFORMATION

Owner / Applicant:

DSDH Waukee, LLC

Project Manager:

Trent Smith, P.E., McClure Engineering

Request:

The applicant is requesting approval of a site plan for a Hawaiian Bros restaurant.

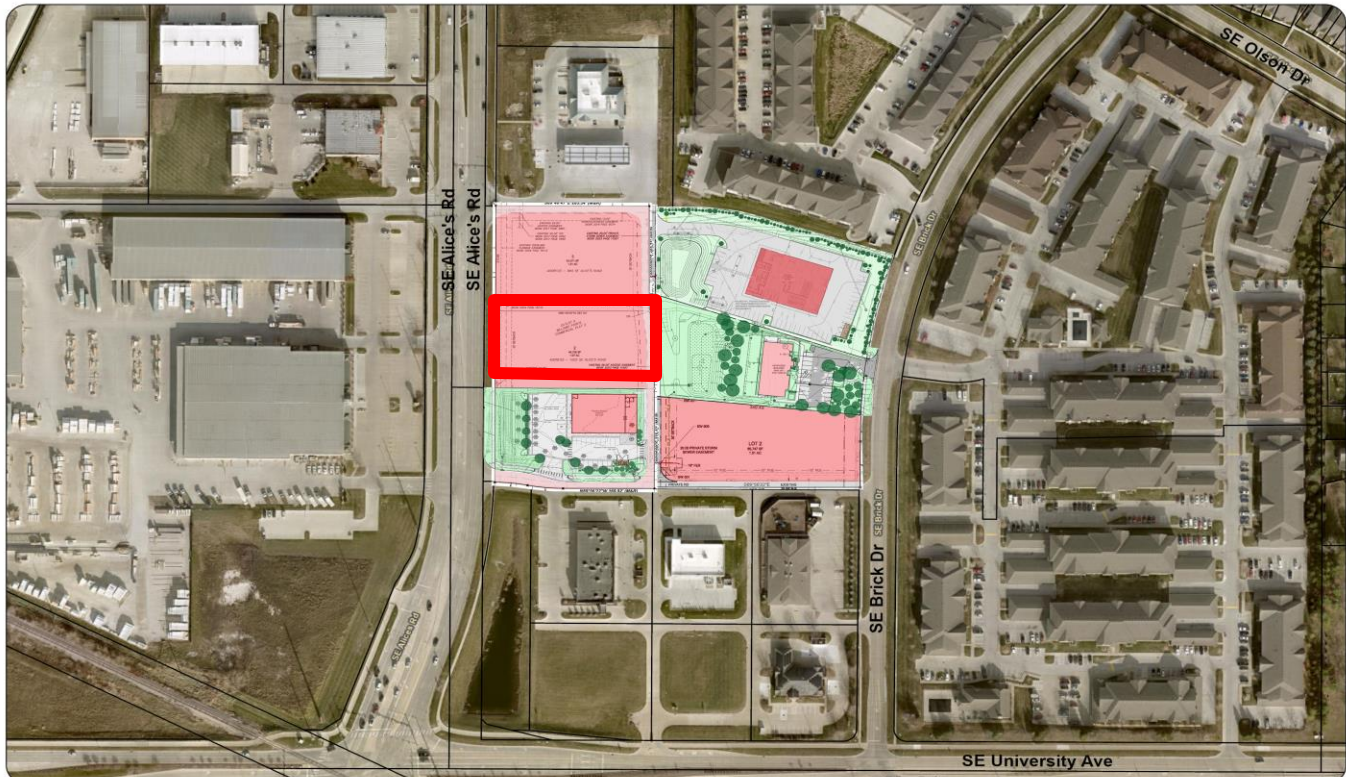
Location and Size:

Property is located east of SE Alice's Road and north of SE University Avenue, containing approximately 1.07 acres.

Property Address:

1005 SE Alice's Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) 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 (Community and Highway Service Commercial District)
North	Slim Chickens Site	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Dollar Tree Site	Community Commercial	C-1A (Neighborhood Commercial District)
East	Unleashed Pets Site	Community Commercial	C-1 (Community and Highway Service Commercial District)
West	Gilcrest / Jewett Lumber Co.	Community Commercial	M-1A (Limited Industrial District)

PROJECT DESCRIPTION

The project involves the construction of a Hawaiian Bros restaurant that is proposed to be 2,909 square feet in area. A trash enclosure is shown attached to the east side of the building and a monument sign is proposed near the southwest corner of the site.

ACCESS AND PARKING

One access to this site will be provided from the private road to the east that was constructed with Williams Pointe Commercial Plat 2.

A total of 44 parking spaces are required for this site and they provide a total of 44 parking spaces including two handicap accessible spaces. The applicant is also providing 16 queuing spaces.

SIDEWALKS/TRAILS

A five-foot sidewalk will be installed along the east side of the site to facilitate pedestrian access to the rest of the Williams Pointe Commercial development. A pedestrian connection is shown into the site from the sidewalk along SE Alice’s Road.

UTILITIES

All utilities exist in the immediate vicinity to this site and will be extended as needed to service the building. Storm water detention will be provided with the underground detention basin located on the south side of the property.

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 30.4%. The applicant has provided the required number of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of brick, longboard, glazing and EIFS. The trash enclosure is proposed to be constructed of longboard similar in style and color to the primary structure.

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.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Hawaiian Bros subject to remaining staff comments.