



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Enterprise Business Park Plat 6 / Taco Bell – Preliminary Plat, Final Plat, and Site Plan

DATE: June 28, 2016

GENERAL INFORMATION:

Applicant:

Sundance, Inc. & G.F. Land Partnership

Requested Action

Preliminary Plat, Final Plat, & Site Plan Approval

Location and Size:

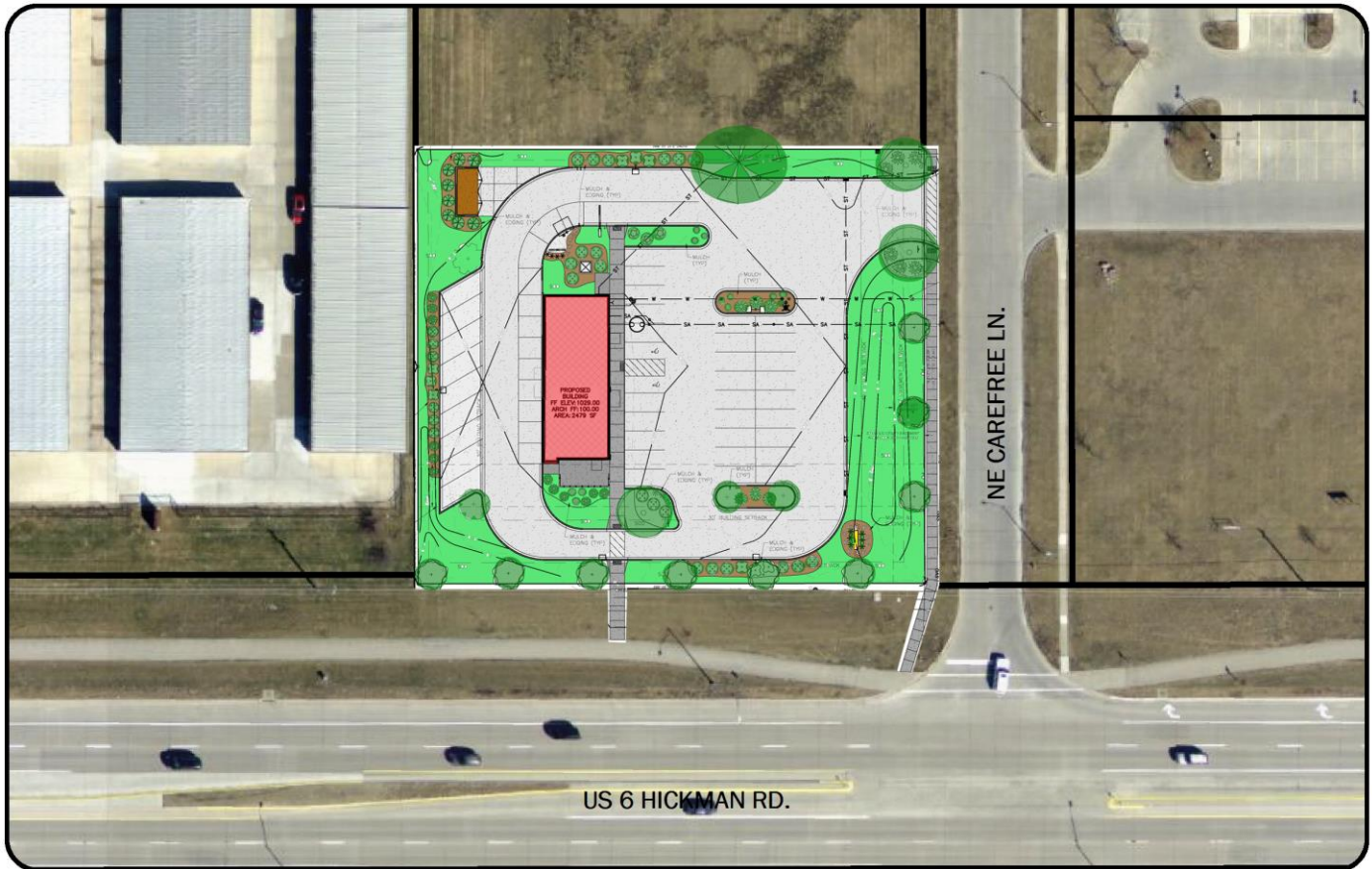
Property is generally located west of NE Carefree Lane, north of Hickman Road containing approximately 1.13 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1
North	Goddard School – Under Construction	Neighborhood Residential	C-1
South	Commercial	Neighborhood Residential	C-1
East	Commercial	Neighborhood Residential	C-1
West	Light industrial	Neighborhood Residential	M-1

BACKGROUND:

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a Taco Bell fast food restaurant. The property is located in the northwest corner of the Hickman Road / NE Carefree Lane intersection. The subject property was platted as two lots in Enterprise Business Park Plat 2 and the platting request is to combine the two lots into one lot.



ABOVE: Aerial of subject property in relation to the surrounding area.

PROJECT DESCRIPTION:

The project involves the construction of an approximately 2,500 square feet Taco Bell restaurant and associated parking and landscaped areas on property located at the intersection of Hickman Road and NE Carefree Lane. The property is 1.13 acres in area and is currently configured as two separate lots. The property is zoned C-1 Community & Highway Service Commercial District which allows for fast food restaurants with drive-thru windows.

ACCESS AND PARKING:

Ingress and egress to the site will be provided via a driveway off of NE Carefree Lane located on the north side of the site. The proposed use is required to have 39 parking spaces and the site plan identifies 29 parking spaces being provided. An additional 5 queuing spaces per drive-thru lane are required for which the site plan identifies compliance with this requirement. Pedestrian access to the site will be provided from the sidewalk along NE Carefree Lane or from the proposed connection to the Raccoon River Valley Trail along Hickman Road. The site plan also identifies bicycle parking spaces on the north side of the building.

UTILITIES:

All utilities have been extended to the site with Enterprise Business Park Plat 2. The applicant will connect to the existing sanitary sewer and water service stubs. The utility plan identifies a 1,000 gallon grease trap connected to the wastewater system. Storm water detention will be provided in the existing detention facility that was constructed as part of the initial phases of Enterprise Business Park. This pond is located north of NE Venture Drive. Storm water from the site will be directed to this pond.

LANDSCAPING:

The site plan identifies the appropriate number of plantings required by the Landscaping and Open Space Ordinance. A minimum of 20% open space is required and the plan set identifies 34% open space.

ELEVATIONS:

The proposed apartment buildings will be constructed with brick veneer, fiber cement board, glazing, and metal paneling. The colored elevations identify the location of a wall mural on the east side of the building and the propose color scheme of brown, white, and bronze.

STAFF RECOMMENDATION

At this time Staff is comfortable with the preliminary plat/site plan and final plat and would recommend approval of the preliminary plat/site plan and final plat subject to remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP

Senior Planner