



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ferrees Addition Plat 2 / Kum & Go #1202 – Preliminary Plat, Final Plat, & Site Plan

DATE: March, 14, 2017

**GENERAL INFORMATION:**

Applicant: Kum & Go, L.C. & Heartland Co-op

Requested Action: Preliminary Plat, Final Plat, & Site Plan Approval

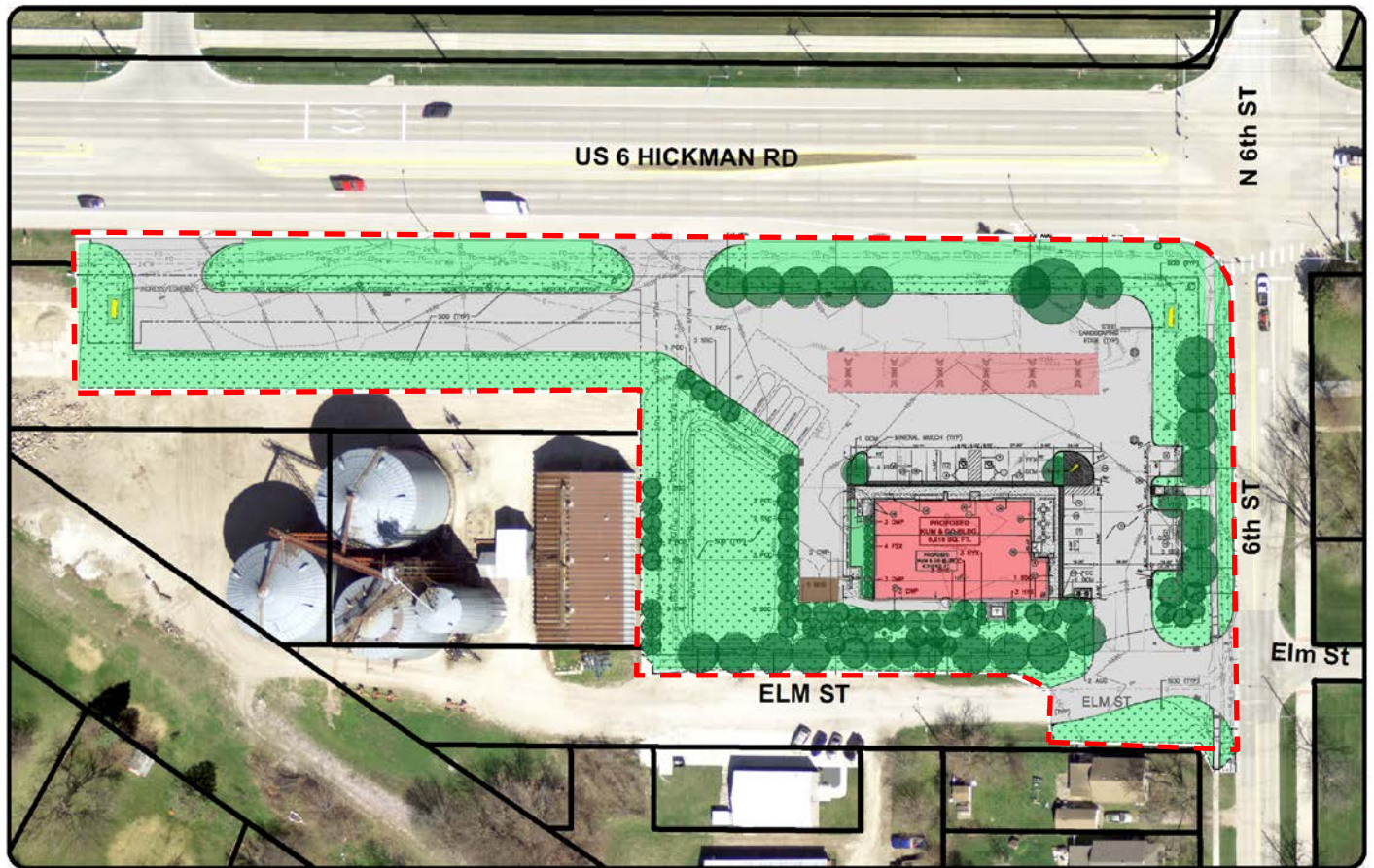
Location and Size: Property is located south of Hickman Road, west of 6<sup>th</sup> Street, containing 3.82 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Grain Storage	Downtown	C-1
North	Shottenkirk Chevrolet	Neighborhood Residential	C-1
South	Residential / Commercial	Downtown	R-2 & C-1
East	Residential	Downtown	C-1
West	Commercial	Downtown	M-1A

**BACKGROUND:**

The subject property is located south of Hickman Road and west of 6<sup>th</sup> Street. The subject property is currently owned and utilized by Heartland Co-op for grain and material storage. The applicant requests preliminary plat, final plat, and site plan approval for the redevelopment of the site to construct a Kum & Go convenience store.



**ABOVE:** Proposed development outlined in red dashed line.

**PROJECT DESCRIPTION:**

The proposed preliminary plat and final plat requests involve the platting of one lot and one outlot. Lot 1 is 2 acres in area and Outlot Z is 1.79 acres in area. Outlot Z is intended for future commercial development.

The site plan request involves the development of a 6,210 square foot Kum & Go convenience store and associated fueling area. The fueling area includes a canopy and 6 fuel pumps. An outdoor seating area is proposed on the east side of the building. The trash enclosure for the site is located just west of the building.

All existing buildings on the property will be demolished as part of the site improvement with the exception of some grain bins on the south side of the site. The grain bins will remain on a temporary basis and will be demolished when Heartland Co-op no longer needs the storage.

**ACCESS AND PARKING:**

Access to the site will be provided off of Hickman Road and Elm Street. The two access points off of Hickman Road are subject to approval by the Iowa Department of Transportation. The far west access is a proposed full access and the east access is a proposed right-in/right-out access. The access off of Elm Street will be a full access. Elm Street will also be paved for a short extension as part of these site improvements. Elm Street is also proposed to be realigned a bit so that it better lines up with the alleyway across the street. At the time Outlot Z develops Elm Street will be required to be paved to provide access to the Outlot.

The parking ordinance requires 1 parking space per 5,000 square feet gross floor area. The total amount required per the Ordinance is 32 parking spaces. The site plan identifies a total of 32 parking spaces are to be provided on the site. Bicycle parking is proposed to be accommodated on the east side of the building.

**SIDEWALKS/TRAILS:**

A 5 foot wide sidewalk will be constructed along 6<sup>th</sup> street as part of the site improvements. A connection into the site from the public sidewalk has been provided as well.

**UTILITIES:**

Utilities are available to the site. Water services will be provided off of 6<sup>th</sup> Street. Sanitary sewer service will also be provided off of 6<sup>th</sup> Street. Storm water detention will be provided in a detention pond that is proposed to be located on the west side of the development. The pond will be a dry bottom pond.

**OPEN SPACE AND LANDSCAPING:**

The required amount of open space for the development is 20% and the applicant will provide 33% open space. The required amount of landscaping has been provided. In addition, landscape buffers will be provided on the south side of the development to provide screening between this development and future residential development to the south.

**ELEVATIONS:**

Colored elevations of the proposed storage buildings have been provided for review. Aluminum paneling, glazing, fiber cement paneling, and cast stone. The appearance of the building is similar to the Kum & Go that was constructed in 2016 off of Grand Prairie Parkway.

Material samples will be available at the Planning and Zoning Commission meeting.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the preliminary plat and final plat for Ferrees Addition Plat 2 and the site plan for Kum & Go #1202, subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner