



## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Autumn Ridge Plaza Center – Site Plan

**DATE:** March 14, 2017

### GENERAL INFORMATION:

**Applicant:** Centennial Development L.C.

**Requested Action** Site Plan Approval

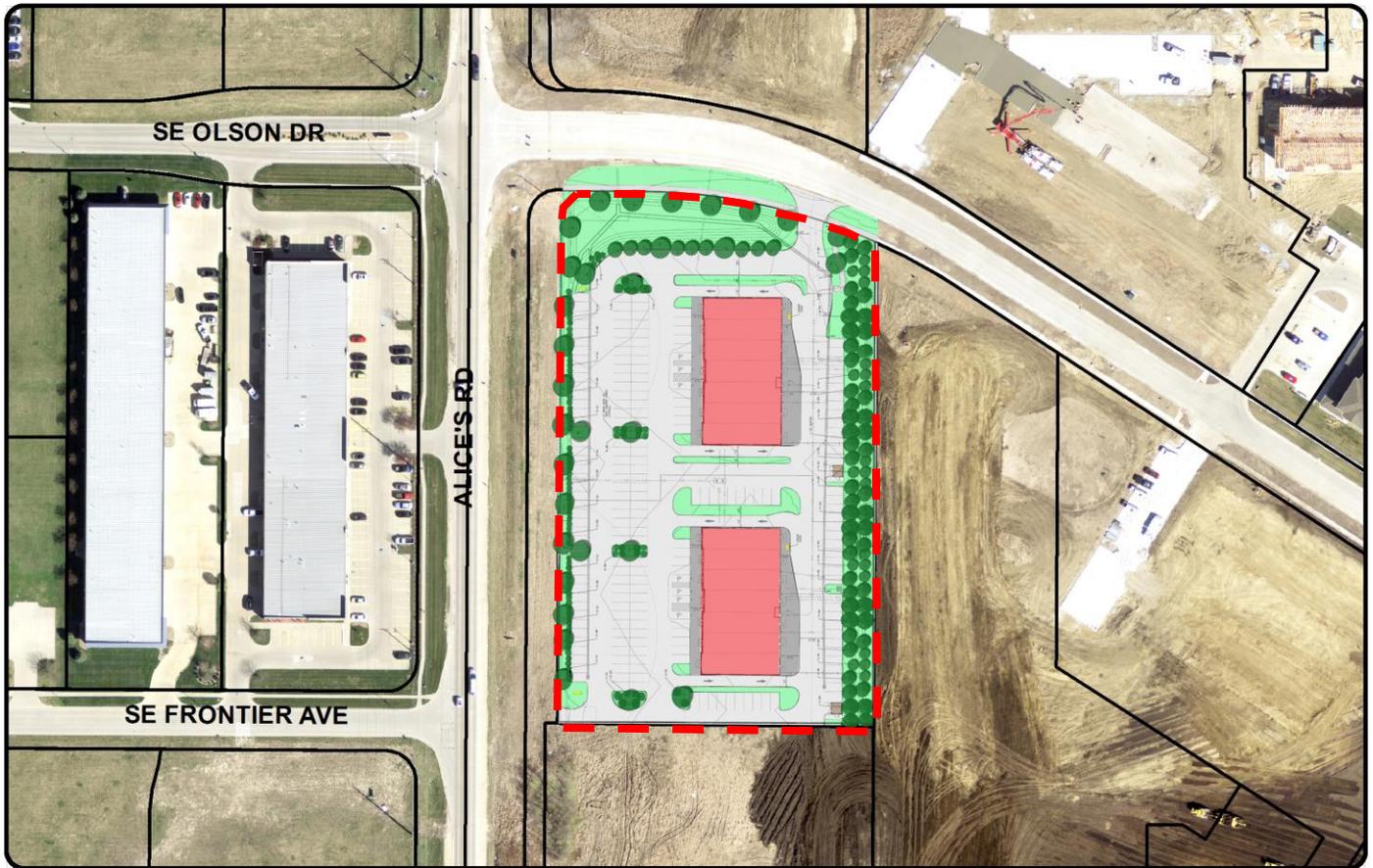
**Location and Size:** Property is generally located south of SE Olson Drive and east of Alice's Road and contains approximately 3.83 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1
North	Vacant – Planned Commercial (Car X)	Community Village	C-1
South	Vacant - Undeveloped	Community Village	C-1
East	Apartments	Community Village	R-3 (PD)
West	Multi-tenant Commercial	Community Village	M-1 (PD)

### BACKGROUND:

The subject property is located at the southeast corner of Alice's Road and SE Olson Drive. The property in question is approximately 3.83 acres. The applicant, Centennial Development L.C., is requesting approval of a site plan for two multi-tenant retail/commercial buildings. Both buildings are proposed to be identical and are each approximately 12,000 square feet.



**ABOVE:** Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

**PROJECT DESCRIPTION:**

The proposed project includes the construction of two 12,000 square foot multi-tenant retail/commercial buildings. The site plan identifies drive-thru lanes on both the north and south sides of each of the buildings. Two trash enclosures are proposed, both located on the east sides of the buildings, within the parking lot.

**ACCESS AND PARKING:**

Access to the site will be provided on the north side of the site, off of SE Olson Drive. A second access is provided off of Alice’s Road, this access will be a right-in right-out access only.

A total of 215 parking spaces are provided for this site, plus an additional 7 handicap accessible spaces. This would allow for almost 15,000 square feet of retail and 9,000 square feet of restaurant space.

As part of the improvements to the site a 5 foot sidewalk will be installed along SE Olson Drive. A 5 foot sidewalk will also be installed along Alice’s Road by the City at time of future widening. Pedestrian connections into the site from these sidewalks have been indicated on the site plan.

**UTILITIES:**

All utilities will be extended to the subject property. Sanitary sewer will be provided to the building from Alice’s Road. Water and gas will be provided to the building from SE Olson Drive. Storm water detention will be managed with the detention basin located on the north side of the property.

**OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space and the site plan indicates that 29.1% open space will be provided. Landscaping has been provided in compliance with the required planting requirements.

**ELEVATIONS:**

The proposed building will be constructed of a variety of materials including tan EIFS, two different types of stone veneer, aluminum storefront, and concrete masonry block. The proposed elevations meet the intent of the Site Plan Ordinance.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Melissa DeBoer, AICP

Planner II