



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: McDonald's Remodel – Site Plan

DATE: June 27, 2017

GENERAL INFORMATION:

Applicant:

McDonald's USA, LLC

Requested Action

Site Plan Approval

Location and Size:

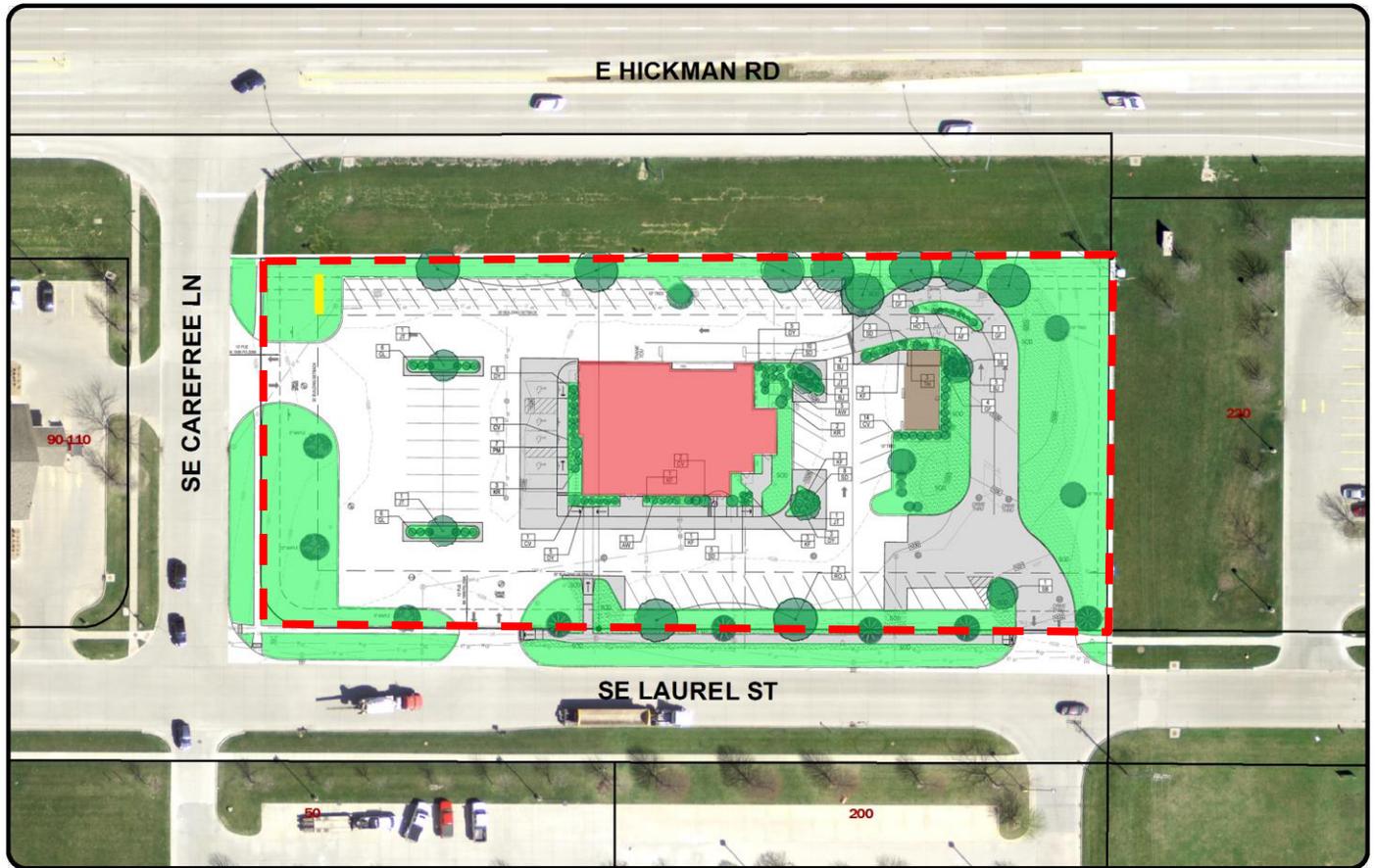
Property is located at the southeast corner of E Hickman Road and SE Carefree Lane, containing approximately 2 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Restaurant – McDonald's Drive Thru	Neighborhood Residential	C-1
North	Commercial – Multi-tenant	Neighborhood Residential	C-1
South	Commercial – Multi-tenant	Neighborhood Residential	C-1
East	Commercial – Dairy Queen	Neighborhood Residential	C-1
West	Commercial – Multi-tenant	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located south of E Hickman Road and north of SE Laurel Street, east of SE Carefree Lane. The subject property contains almost 2 acres. The applicant, McDonald's, is requesting approval for a site plan to remodel the existing building and make improvements to the overall site.



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

PROJECT DESCRIPTION:

The project involves the remodel of the existing McDonald's building as well as improvements to the overall site. The building remodel consists of using the existing shell of the building but changing the exterior materials as well as the interior floor plan. The interior remodel includes getting rid of the existing vacant convenient store space and adding a children's play area.

Several site improvements are proposed including removing the existing car wash located on the east side of the site, rerouting the drive-thru with an addition of a second drive-thru lane, replacing damaged pavement throughout the parking lot, restriping parking spaces, replacing the sidewalk pavement along SE Laurel Street, adding a sidewalk connection to the site from the public sidewalk along SE Laurel Street, and adding more landscaping to the overall site.

ACCESS AND PARKING:

All existing accesses are to remain. One access is located off of SE Carefree Lane and two accesses are located off SE Laurel Street.

The parking ordinance requires 15 parking spaces per 1,000 square feet gross floor area of kitchen and dining space for a total of 41 spaces; they are providing 72 spaces total including 4 handicap accessible stalls. The parking ordinance requires 5 queuing spaces per drive-thru lane for a total of 10 spaces; they are providing 13 queuing spaces.

SIDEWALKS/TRAILS:

Existing sidewalks along SE Carefree Lane and SE Laurel Street are to remain with the exception of the replacement of the damaged portion of sidewalk along SE Laurel Street. This improvement will include the removal of the existing sidewalk pavement and replacement with a 5 foot wide concrete sidewalk. A sidewalk connection into the site is proposed from the SE Laurel Street sidewalk.

UTILITIES:

All utilities are provided to this site. The existing sanitary and water service provided to the car wash will be abandoned with this remodel project.

Storm water detention is provided through underground detention and will remain as it currently exists.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 32%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS:

The elevations of the building are proposed to be constructed primarily of aluminum, splitface block, brick, corrugated metal panels, and EIFS. The existing trash enclosure is proposed to be painted to match the proposed building elevations. Building 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 site plan subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II