



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Lot 2 Prairie Crossing Plat 6 – Site Plan

DATE: October 10, 2017

GENERAL INFORMATION:

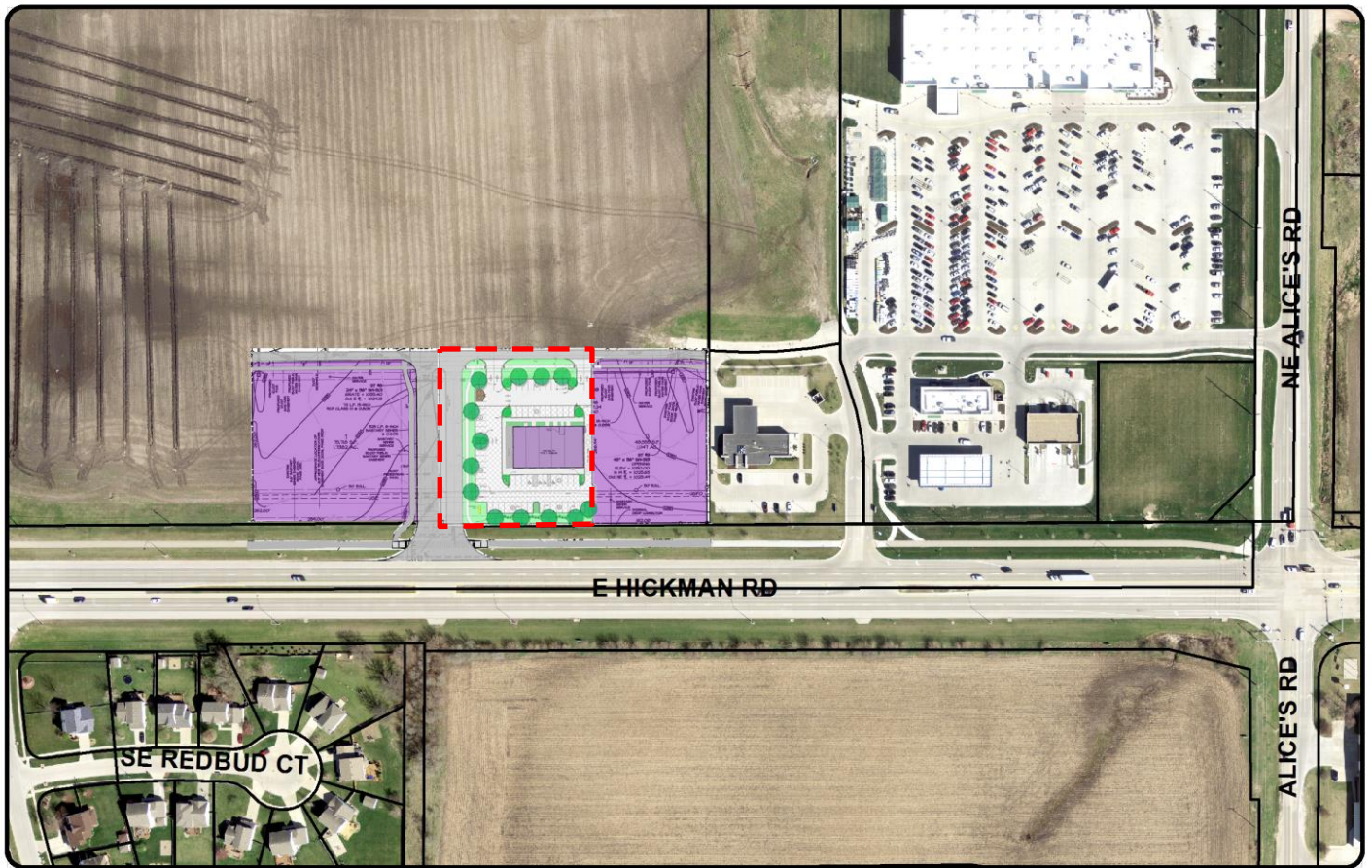
Applicant: Alices, L.C., %Knapp Properties Inc.
Requested Action Site Plan Approval
Location and Size: Property is generally located north of Hickman Road and west of Alice’s Road and contains approximately 1.45 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1B
North	Springs at Waukeee Apartment Complex	Neighborhood Residential	R-3
South	Waukeee Market Place Development	Community Village	C-1/PD
East	West Bank / Hy-Vee	Community Village	C-1B
West	Vacant	Community Village	C-1B

BACKGROUND:

The subject property is located north of Hickman Road and west of Alice’s Road, just west of Hy-Vee and West Bank. The property is located within the Prairie Crossing Plat 6 development which is currently in the process of being platted. The applicant is requesting approval of a site plan in order to construct a multi-tenant commercial building.



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

PROJECT DESCRIPTION:

The project involves the construction of a one-story, multi-tenant commercial building that is proposed to be approximately 7,150 square feet in area. The proposed building identifies five potential tenant spaces. The west side of the building includes an outdoor patio space and the east side of the building includes a drive-thru lane. A monument sign is planned at the southwest corner of the site.

ACCESS AND PARKING:

One access point off of Hickman Road serves the Prairie Crossing Plat 6 development. This access is just west of the subject property and will align with the access to the Waukee Market Place development, located on the south side of Hickman Road. Two accesses are provided to the site off of NE Venture Drive (the private drive located to the north of this site). A shared access will be provided across the south side of the site and into Lot 3 Prairie Crossing Plat 6, located just to the east.

The Parking Ordinance requires 4 parking spaces per 1,000 square feet of gross floor area for retail buildings. The proposed building requires 64 parking spaces and the site plan identifies a total of 64 parking spaces and 4 queuing spaces for the drive-thru.

SIDEWALKS/TRAILS:

Five foot wide sidewalks will be constructed on the west side of the site and on the north side of the site along NE Venture Drive as part of the site improvements.

UTILITIES:

All utilities will be provided to this site. The site plan identifies the water connection coming from the water main located to the north of the site. The sanitary connection will be provided from the existing 18-inch sanitary sewer that is located on the south side of the site, along Hickman Road. Storm water detention will be accommodated in the existing private detention basins located to the north of this site, on property also owned by the same owner as the subject property. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

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 33.49%. Landscaping is being provided per the landscaping ordinance.

ELEVATIONS:

The elevations of the building are proposed to be constructed primarily of simulated wood cladding, cementitious panels, masonry, and aluminum storefront. 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