

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kwik Star – Preliminary Plat, Site Plan & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: July 19, 2019

MEETING DATE: July 23, 2019

GENERAL INFORMATION

Owner/Applicant:

Kwik Trip, Inc.

Project Manager:

Emily Kronebusch, Kwik Trip, Inc.

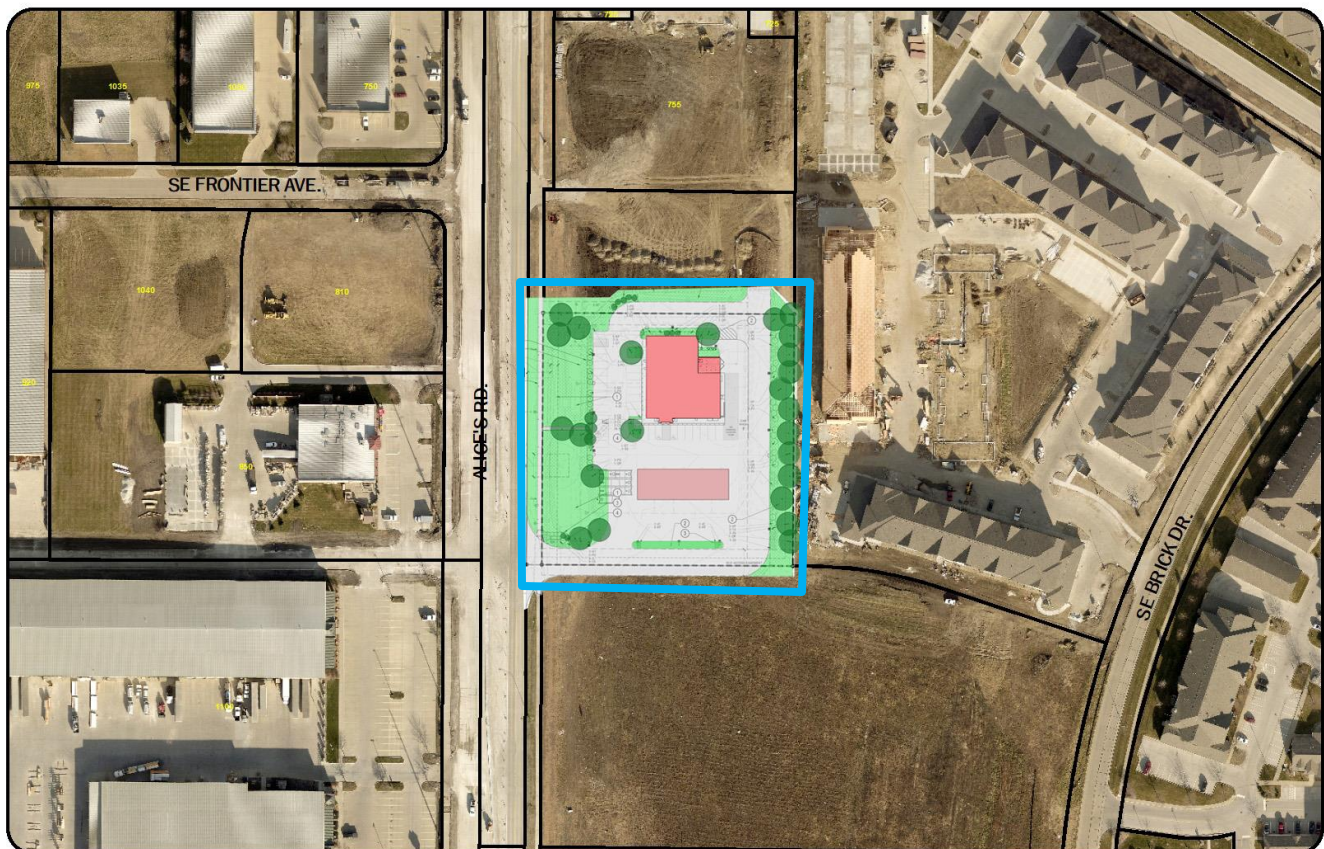
Request:

The applicant is requesting approval of a preliminary plat, site plan and final plat for a commercial development for a Kwik Star gas station / convenience store.

Location and Size:

Property is located north of SE University Avenue and east of SE Alice's Road, containing approximately 2.50 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
North	Undeveloped and Multi-Tenant Commercial	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
East	Multi-Family Apartment Complex (Autumn Ridge Apartments)	High Density Residential	R-3 / PD -1 (Multi-Family Residential District / Planned Development Overlay District)
West	Commercial (Warehouse)	Community Commercial	M-1A / PD-1 (Limited Industrial District / Planned Development Overlay District)

PROJECT DESCRIPTION

The project involves the construction of a Kwik Star convenience store and car wash building that is proposed to be approximately 9,175 square feet in area. The site includes a fuel canopy and ten fuel pumps. A monument sign is planned at the southwest corner of the site, near the entrance off of SE Alice’s Road. A trash enclosure is attached to the building at the northeast corner. The fuel storage tanks will be located underground at the southwest corner of the site.

ACCESS AND PARKING

One full access will be provided to this site off of SE Alice’s Road. This access includes the existing signaled intersection. A future access will be provided through to the development to the north, once the property to the north develops. Shared ingress/egress easements are provided across the north, south and east sides of the property.

A total of 41 parking spaces are required for this project and 50 spaces are provided, including 2 accessible spaces. The parking totals include the parking under the gas canopy.

SIDEWALKS/TRAILS

There is an existing five foot wide sidewalk along SE Alice’s Road. This project will provide a pedestrian connection from the public walk into the site. A pedestrian seating area and bicycle parking will be provided.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from the mains located within SE Alice’s Road. Storm water detention will be provided with two dry bottom detention basins located on the west side of the site along SE Alice’s Road. This water will be taken into the storm sewer system located along SE Alice’s Road.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 32%.

A 30-foot wide landscape buffer is provided along the east side of the site in order to provide a buffer between the multi-family residential and the commercial uses. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of red brick with tan soldier course brick to provide a break in the elevations. Other materials include a metal roof, stucco, and storefront system. Red brick is provided around the bases of the gas canopy posts.

MISCELLANEOUS

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements. The lighting plan includes several parking lot light fixtures, canopy lighting and recessed downlighting on the building.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve a large portion of the community.

STAFF RECOMMENDATION

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.