

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Starbucks Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** June 10, 2022

**MEETING DATE:** June 14, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

Recor Properties [Brandon Haverty]

**Owner's Representative:**

Sam Malinowski, SM Engineering

**Request:**

The applicant is requesting approval of a site plan for a Starbucks coffee shop.

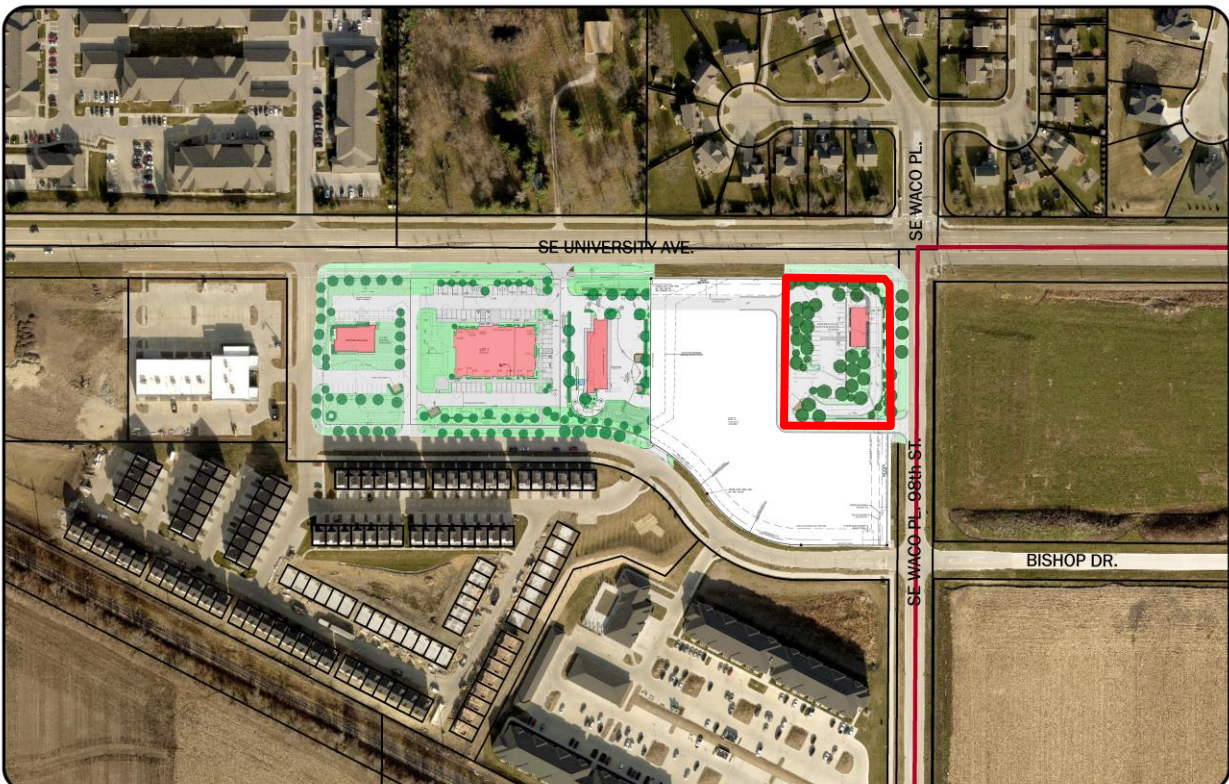
**Location and Size:**

Property is located at the southwest corner of the intersection of SE University Avenue and SE Waco Place / 98<sup>th</sup> Street and contains approximately 1.21 acres.

**Property Address:**

1500 SE University Avenue

### AREA MAP



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

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Single-Family Residential [Williams Pointe Plat 1]	Single-Family Residential	R-2 (Single-Family Residential District) / PD-1 (Planned Development Overlay)
South	Bricktowne Waukee Condos	Medium-Density Residential	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Vacant / Undeveloped	N/A	City of West Des Moines
West	Vacant - Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)

## BACKGROUND

In October 2021, Community Development staff were asked to review a Preliminary Plat and Final Plat for the property at the southwest corner of SE University Avenue and SE Waco Place / 98<sup>th</sup> Street. The Plats were reviewed by Planning & Zoning Commission at their January 25, 2022 meeting followed with City Council approval at their April 4, 2022 meeting. The subject lot is platted as Coffee Bean Addition Plat I Lot 1.

## PROJECT DESCRIPTION

The project includes the construction of one Starbucks Coffee shop approximately 2,000-square feet in size and one-story in height, which includes a drive-thru option along the east side of the building. The building at its highest point will be just over 18-feet tall. A trash enclosure will be provided near the southwest corner of the site. The trash enclosure will be constructed with the same materials as the building. One monument sign has been proposed on the site plan.

## ACCESS AND PARKING

Standard vehicular access for the proposed site will occur in a couple of way. There will an access drive entering the site from SE Waco Place / 98<sup>th</sup> Street and an access drive constructed through Coffee Bean Addition Plat I Lot 2 that will connect to the drive aisle at The Shine Shop Car Wash ultimately providing access from SE University Avenue. Staff has worked with City of West Des Moines Traffic Engineering staff to ensure turn arrows are painted in the appropriate locations along SE Waco Place / 98<sup>th</sup> Street.

Thirty-one parking spaces, which include two van-accessible handicapped spaces will be provided on site. Bicycle parking is also required due to the location within Kettlestone. The applicant has provided the required amount of bicycle parking with a bicycle rack located on the north side of the building.

## **SIDEWALKS/TRAILS**

One 5-foot-wide sidewalk will be installed along the property boundary on SE University Avenue. An additional sidewalk will be installed to provide pedestrian access into the site from SE University Avenue. Additional private sidewalks will be installed interior to the site to provide further pedestrian access. A 10-foot-wide trail will be installed along the west side of SE Waco Place / 98<sup>th</sup> Street.

## **UTILITIES**

All necessary utilities are installed in the vicinity of the subject parcel and these services will be extended to service the building.

## **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the site area is required to be open space. The total amount of open space provided is 34.3%. The applicant has provided plantings in accordance with the Landscaping and Open Space Ordinance.

## **ELEVATIONS**

The elevations of the building are proposed to be constructed of modular face brick, cement stucco and glass. Total fenestration will be 49% on street-facing facades. Elevations have been provided for review.

## **LIGHTING PLAN**

The applicant has submitted a photometric plan and manufacturer's cut sheets and the plan meets the lighting requirements of the Site Plan Ordinance.

## **STAFF RECOMMENDATION**

Staff recommends approval of the proposed site plan subject to remaining staff comments.