

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	C-1 (Community and Highway Service Commercial District)
North	Vacant – Undeveloped	Open Space	A-1 (Agricultural District)
South	Vacant – Undeveloped	Light Industrial Office	C-1 (Community and Highway Service Commercial District)
East	Waukee Northwest High School	Institutional	A-1 (Agricultural District)
West	Stratford Crossing Flats	Medium Density Residential	R-3 (Multi-Family Residential District)

HISTORY

The subject property was originally platted as Outlot Y as part of the Stratford Crossing Plat I Final Plat.

PROJECT DESCRIPTION

The project involves the construction of a single-story, Casey's General Store that is proposed to be 5,030 square feet in area along with a tunnel car wash that is 3,164-square feet and fuel canopy and fuel pumps. A monument sign is planned at the southeast corner of the site. The fuel storage tanks will be located underground on the south side of the property.

A trash enclosure is located on the north side of the building.

ACCESS AND PARKING

There will be two access points to this site, both off of NW Stratford Drive. The entrance nearest to NW 10th Street will be a right-in / right-out and the interior access point will be full access.

The proposed use requires 33 parking spaces per the Waukee parking requirements (5/1,000 sq ft for convenience store / gas stations and 2/1000 sq ft for carwashes) and the site plan identifies a total of 33 parking spaces being provided.

SIDEWALKS/TRAILS

Five-foot wide sidewalks will be constructed on both street facing sides of the property. The applicant has provided a pedestrian connection into the site from the sidewalk along the south side of the site.

UTILITIES

All utilities exist in the immediate vicinity of this property and will be provided to this site. A grease interceptor is shown just to the south of the building.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space and the applicant is providing 55% open space.

The landscape plan identifies the required landscaping for the site. A 30-foot Landscape Buffer is provided along the west property line and additional screening and a retaining wall has been provided along a portion of the north property line. The applicant has provided 29 trees and 86 shrubs, where 24 of each are required. Shrubs have been provided along the east side of the property to provide screening from headlights to the traveling public along NW 10th Street.

ELEVATIONS

The elevations of the convenience store and carwash are proposed to be constructed primarily of brick. The trash enclosure will be proposed of the brick to match the building and the gate will consist of metal doors. The fuel canopy elevations consist of aluminum panels and the fuel canopy columns are a similar material. The elevations show a total of five double sided fuel pumps.

The convenience store is proposed to be just over 21-feet high; the carwash will be just under 18-feet high and the gas canopy will be just over 22-feet high.

COMPREHENSIVE PLAN

The Imagine Waukees 2040 Comprehensive Plan classifies this property as Medium Density Residential which is defined as “a variety of attached side by side townhome and row home products with densities ranging from 4 to 12 units per acre. Small lot detached housing products also fit within this category.”

The subject property is zoned C-1 Community and Highway Service Commercial District and is located on a Minor Arterial Street (NW 10th Street). The properties adjacent to the west and to the southwest currently house the Stratford Crossing Flats and the Stratford Crossing Townhomes and a preliminary plat to the adjacent property north proposes a mix of single-family and townhome development.

The proposed use doesn't classify as Medium Density Residential, but it is compatible with the C-1 zoning district and provides an essential retail service in the neighborhood.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

Stormwater detention will be accommodated with an underground detention basin located on the north side of the site along the property line.

STAFF RECOMMENDATION

The preliminary plat, final plat and site plan are in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the Preliminary Plat and Site Plan for Casey's #4269 and the Final Plat for Stratford Commercial Plat 2 subject to remaining staff comments and review of the legal documents.