

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Guadalajara – Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 2022

### GENERAL INFORMATION

**Owner:** Waukee Crossing, LLC

**Applicant:** Guadalajara Restaurant

**Project Manager:** Brandon Short, Pelds Engineering

**Request:** The applicant is requesting approval of a site plan for a restaurant.

**Location and Size:** Property is located north of Hickman Road and west of NW 2<sup>nd</sup> Street, containing approximately 1.61 acres.

**Property Address:** 185 W. Hickman Road

### 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	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Vacant - Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Vacant - Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Hy-Vee Fast & Fresh	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)

**PROJECT DESCRIPTION**

The project involves the construction of a single-story restaurant. The building is proposed to be approximately 7,307 square feet in area. A covered patio will be provided on the southeast corner of the building. The trash enclosure is shown to be to the northwest of the building. While there is a monument sign easement in the southeast corner of the property, no monument signs are proposed at this time.

**ACCESS AND PARKING**

Two accesses are provided to this site from NW 2<sup>nd</sup> Street. The south entrance will be a permanent right-in / right-out access

A total of 110 parking spaces are proposed and 110 parking spaces are being provided. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

Two trails exist along Hickman Road and NW 2<sup>nd</sup> Street. A pedestrian sidewalk will be provided into the site from the trail along Hickman Road.

**UTILITIES**

All utilities will be provided to this site. Storm water detention will be accommodated in the existing regional detention basin that was approved during Waukee Crossing Plat 4.

**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 20%. The applicant has provided the required number of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed primarily of Stone, Glass and Vertical Metal Siding. The elevations comply with the Site Plan Ordinance.

**MISCELLANEOUS:**

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

**STAFF RECOMMENDATION**

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