

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Chipotle – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: May 5, 2023

MEETING DATE: May 9, 2023

GENERAL INFORMATION

Owner: Fridley Properties, LLC

Applicant: Waukee Partners, LLC

Project Manager: Erin Ollendike, P.E., CDA

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 NE Westgate Drive, containing approximately 0.83 acres.

Property Address: 425 E. 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-1B (Large-Scale Commercial District)
North	The Palms Theatre	Mixed Use	C-1B (Large-Scale Commercial District)
South	Waukee Dental Office	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Culver's Restaurant	Mixed Use	C-1B (Large-Scale Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1B (Large-Scale Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story restaurant. The building is proposed to be approximately 2,325 square feet in area. A 444-square foot patio is shown on the south side of the building. The trash enclosure is shown to the northwest of the building. A monument sign has been proposed along the south boundary line abutting Hickman Road.

The restaurant won't be a traditional drive-thru with a menu board, however, there are five (5) queueing spaces for customers to pick-up take-out orders. The applicant has also designated two drive-thru overflow spaces.

ACCESS AND PARKING

One point of access will be provided from NE Venture Drive.

A total of 35 parking spaces are required and 39 spaces have been provided, including two handicap accessible spaces.

SIDEWALKS/TRAILS

The Raccoon River Valley Trail exists along the north side of Hickman Road. A pedestrian walkway has been proposed into the site from the trail near the southeast corner of the site.

UTILITIES

All utilities exist in the immediate area and will be extended as required to this site. Storm water detention will be accommodated with an existing detention basin located on the adjacent lot to the west.

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%. 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 brick and fenestration with areas of EIFS. The elevations comply with the Site Plan Ordinance.

PHOTOMETRIC

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.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

STAFF RECOMMENDATION

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