



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fridley Palms Plat 3 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: May 5, 2023

MEETING DATE: May 9, 2023

GENERAL INFORMATION

Applicant:

Waukee Partners, LLC

Owner:

Fridley Properties, LLC

Owner's Representative:

Erin Ollendike, PE, Civil Design Advantage

Request:

The applicant is requesting approval of a final plat for a commercial subdivision.

Location and Size:

Property is generally located north of Hickman Road and west of NE Westgate Drive, containing approximately 1.85-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

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)

HISTORY

The subject properties were originally platted as lots within the Fridley Palms Plat 1 subdivision.

PROJECT DESCRIPTION

LOTS

The final plat identifies two (2) lots to be platted for the purpose of commercial development. The plat shows a lot line adjustment, which enlarges Lot 1 and reduces the size of Lot 2. The proposed lots range in size from 0.83-acres to 1.02-acres in area. All proposed lots meet with minimum requirements of the C-1B district.

A Site Plan has been submitted for review on Lot 1. Any future use of Lot 2 is unknown at this time.

STREETS, UTILITIES & TRAILS

There are no public improvements associated with the plat. A 5-foot sidewalk will be installed along NE Venture Drive as each lot develops. The Raccoon River Valley Trail exists to the south along Hickman Road. Utilities exist in the immediate area and will be extended as needed to service the lots.

EASEMENTS

Several new easements are proposed with this plat. These include a parking easement, an ingress-egress easement, detention easement and a private water main easement.

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

The proposed plat is in general conformance with the Subdivision Ordinance and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for Fridley Palms Plat 3 subject to any remaining staff comments and review of the legal documents.