

STAFF REPORT

PROJECT: Casey's #4269 – Revised Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 7, 2023

MEETING DATE: July 11, 2023

GENERAL INFORMATION

Owner/Applicant:

Casey's Marketing Company

Request:

The applicant is requesting approval of a site plan for a convenience store / gas station.

Location and Size:

Property is generally located north of NW Stratford Drive and west of NW 10th Street and contains approximately 2.64 acres.

Property Address:

600 NW 10th Street

AREA MAP



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

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 has been platted as Lot 1 of Stratford Commercial Plat 2.

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 fuel canopy and fuel pumps. A monument sign is planned at the southeast corner of the site. The fuel storage tanks previously shown on the south side of the site will be located underground on the east side of the property. The tunnel car wash has been removed from the site plan and replaced with a bioretention cell. The underground storm water detention facility previously proposed will be removed.

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 26 parking spaces per the Waukee parking requirements (5/1,000 sq ft for convenience store / gas stations) and the site plan identifies a total of 26 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 64% 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 23 trees and 73 shrubs, where 23 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 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 gas canopy will be just over 22-feet high.

COMPREHENSIVE PLAN

The Imagine Waukee 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-I 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-I 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 a detention basin on the west side of the site.

STAFF RECOMMENDATION

The preliminary plat and site plan are in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the revised Preliminary Plat and Site Plan for Casey's #4269 subject to remaining staff comments.