



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 2, Waukee Towne Center Plat
4 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: November 22, 2023

MEETING DATE: November 28, 2023

GENERAL INFORMATION

Owner: Waukee Towne Center, LLC

Applicant: Colliers Engineering & Design

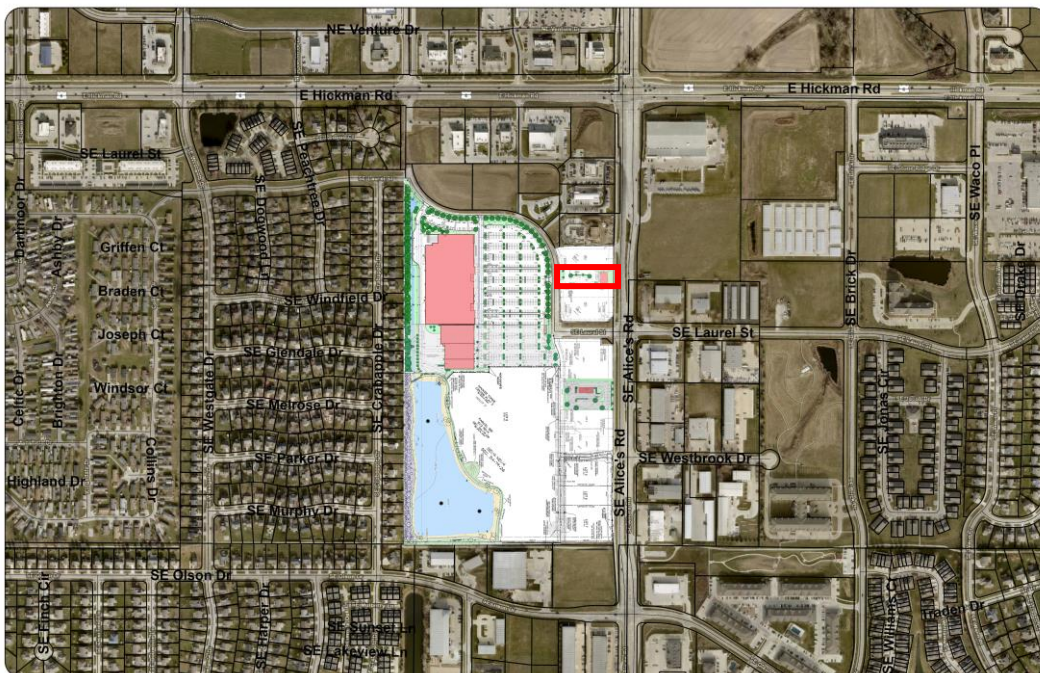
Engineer: Cody Weaver, PE – Civil Engineering Consultants

Request: The applicant is requesting approval of a site plan for a commercial building.

Location and Size: Property is generally located west of SE Alice's Road and north of SE Laurel Street, containing approximately 0.78 acres.

Property Address: 350 SE Alice's Road

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
South	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Hickman West Industrial Park	Mixed Use	M-1 (Light Industrial District)
West	Future Waukee Towne Center Retail	Community Commercial / Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

HISTORY

The subject property was recently platted as part of Waukee Towne Center Plat 4.

PROJECT DESCRIPTION

The project includes the construction of a single-story building for Chase Bank. The building is under 3,000 square feet in area. The site includes a drive-up canopy for a remote teller and ATM.

A trash enclosure is proposed at the southwest corner of the site. A monument sign is shown at the west side of the site.

ACCESS AND PARKING

One access will be provided into the site off of SE Laurel Street to the west. There will also be shared accesses to the adjacent lots, both to the north and to the south when those lots develop in the future.

A pedestrian connection is provided into the site from the existing trail along SE Alice's Road.

A total of 9 parking spaces are required for the proposed site plan. The total amount of parking proposed is 30 spaces including 2 accessible stalls.

UTILITIES

This site will be serviced with public utilities. Storm water detention is provided with an underground detention facility, located in the northwest corner of the site.

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 34.80%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of stone, brick, Nichiha, and storefront system. The trash enclosure will be constructed of stone to match the building and includes a steel gate.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of goods and services to serve the community and are typically located along minor or major arterials.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Lot 2, Waukee Towne Center Plat 4 subject to remaining staff comments.