



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: 405 6th Street – Site Plan

PREPARED BY: Andy Kass, AICP, Community Development Director

REPORT DATE: April 19, 2024

MEETING DATE: April 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Elbert Real Estate Group, LLC

Owner's Representative:

Patrick Elbert

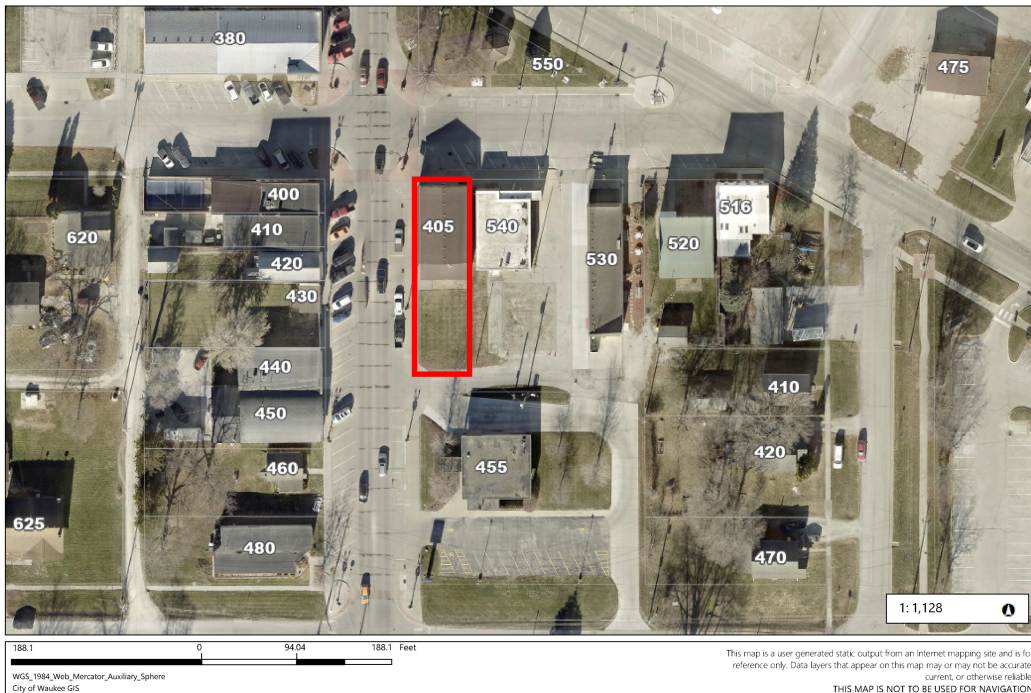
Request:

The applicant is requesting approval of a site plan for modifications to the site and existing building located at 405 6th Street

Location and Size:

Property is generally located south of Walnut Street and west of 6th Street containing approximately 0.12-acres.

AREA MAP



ABOVE: Aerial of the subject property (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Pin Oak Gallery Building	Mixed Use Village	C-2 (Downtown Village District)
North	Triangle Park / Heartland Co-op	Mixed Use Village	C-2 (Downtown Village District)
South	Charter Bank	Mixed Use Village	C-2 (Downtown Village District)
East	Kissed Peach Salon	Mixed Use Village	C-2 (Downtown Village District)
West	Various Retail	Mixed Use Village	C-2 (Downtown Village District)

PROJECT DESCRIPTION

The project includes the redevelopment and renovation of an existing site and building within the Downtown Triangle. For the last several years, the existing 2,400 square foot building, formerly occupied by the Pin Oak Gallery, has been vacant. The current owner purchased the property in 2021 with the intent to create an office space and workshop within the building. In 2023, the City of Waukee partnered with the Iowa Economic Development Authority (IEDA) to conduct a downtown assessment of the Triangle and surrounding area. Survey results and recommendations from the assessment conducted by IEDA strongly suggested that the existing building was being underutilized and that a restaurant or café would be a desirable use for the building and would be an excellent candidate for grant funding through IEDA for building renovations. The property owner pivoted from their original intent on using the building and has secured a café/restaurant user for the space and intends to renovate the building for their tenant to occupy the space. The City of Waukee secured grant funding through the Community Catalyst Grant program administered by IEDA in 2023 to assist with the renovation of the building.

The improvements to the site include removing the small lean-to that was added to the south side of the building several years ago. The site plan shows that an outdoor patio seating area will be installed where the lean-to is currently located. In addition, there are utility improvements necessary that will be completed as part of the renovation and redevelopment of the site. A trash enclosure is shown at the southwest corner of the site.

Improvements to the building include removing the existing pitched roof that was added several years ago. The pitched roof will be replaced with a flat roof, which was the original style of roof that was on the building when it was constructed in the late 1940s. In addition, to the roof renovation, the applicant intends to relocate the main entry to the building from the north side to the west side of the building. Several new windows are proposed to be added to enhance natural light into the building. Many of the window additions will be in areas where previously there were windows and doors.

ACCESS AND PARKING

On-street parking is available throughout the Downtown Triangle area. The C-2 zoning district does not require off-street parking. The City of Waukee is currently working on a long-term improvement plan for the Downtown Triangle that would include additional parking in the area to accommodate the need for on-street parking as the Triangle area continues to redevelop.

SIDEWALKS/TRAILS

No new sidewalks are proposed. There are existing sidewalks along 6th Street and Walnut Street that customers of the café will be able to utilize.

UTILITIES

The site will be serviced with all public utilities. A new sanitary sewer service will be extended from the existing main within the alley to the south. A grease interceptor will be installed as well to comply with Wastewater Reclamation Authority requirements.

ELEVATIONS

The proposed elevations comply with the Site Plan Ordinance as well as the Downtown Guidelines. The existing brick on the building will be utilized and painted white. In addition, the provision of additional windows will enhance the pedestrian experience and walkability of the Downtown Triangle. Returning the roof to a flat roof is consistent with the Downtown Guidelines as that is what is more common in central business district areas. Rooftop mechanical equipment will be screened by the parapet wall surrounding the roof.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan subject to any remaining staff comments.