

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Slim Chickens – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: May 10, 2024

MEETING DATE: May 14, 2024

GENERAL INFORMATION

Owner / Applicant:

DSDH Waukee, LLC

Project Manager:

Trent Smith, P.E., McClure Engineering

Request:

The applicant is requesting approval of a site plan for a Slim Chickens restaurant.

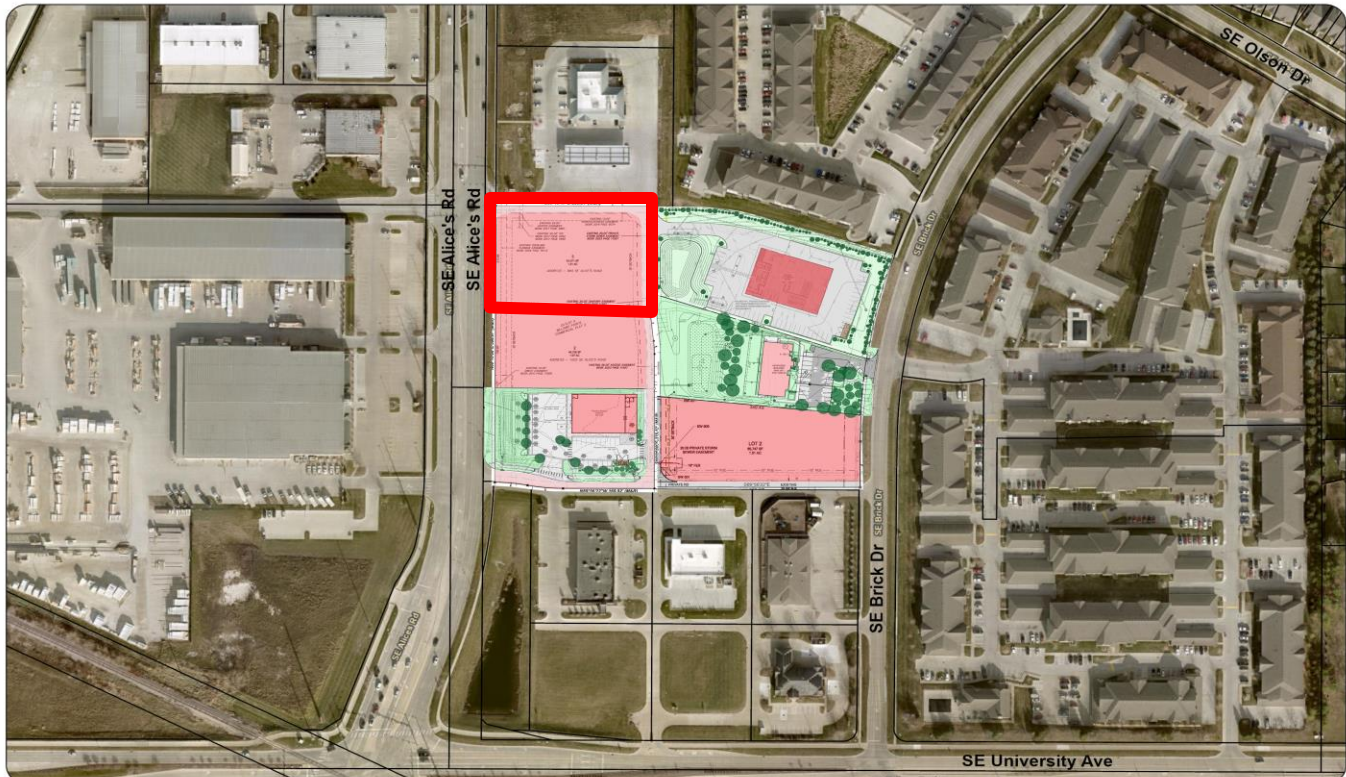
Location and Size:

Property is located east of SE Alice's Road and north of SE University Avenue, containing approximately 1.41 acres.

Property Address:

965 SE Alice's 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	Community Commercial	C-1 (Community and Highway Service Commercial District)
North	Kwik-Star Gas Station	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Hawaiian Bros Site	Community Commercial	C-1A (Neighborhood Commercial District)
East	Gerber Collision Site	Community Commercial	C-1 (Community and Highway Service Commercial District)
West	Gilcrest / Jewett Lumber Co.	Community Commercial	M-1A (Limited Industrial District)

PROJECT DESCRIPTION

The project involves the construction of a Slim Chickens restaurant that is proposed to be 2,909 square feet in area. A trash enclosure is shown attached to the east side of the building and a monument sign is proposed near the northwest corner of the site.

ACCESS AND PARKING

One access to this site will be provided from the private road to the east that was constructed with Williams Pointe Commercial Plat 2.

A total of 44 parking spaces are required for this site and they provide a total of 47 parking spaces including two handicap accessible spaces. An additional five queuing spaces are required and 12 are provided.

SIDEWALKS/TRAILS

A five-foot sidewalk will be installed along the east side of the site to facilitate pedestrian access to the rest of the Williams Pointe Commercial development. Two pedestrian connections into the site will be provided, one from the sidewalk on SE Alice’s Road and the other from the sidewalk being installed along the private road.

UTILITIES

All utilities exist in the immediate vicinity to this site and will be extended as needed to service the building. Storm water detention will be provided with the detention basin located on the south side of the property.

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 41.9%. 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, glazing, composite decking boards and insulated metal panels. The trash enclosure is proposed to be constructed of materials in style and color to the primary structure.

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.

STAFF RECOMMENDATION

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