



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Olive Garden – Site Plans

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 19, 2024

MEETING DATE: July 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Waukee Towne Center, LLC & Darden Restaurants, Inc

Engineer:

Cody Weaver, PE with Civil Engineering Consultants & Joe Mayer with Kimley-Horn and Associates, Inc

Request:

The applicants are requesting approval of site plans for a commercial building for a restaurant.

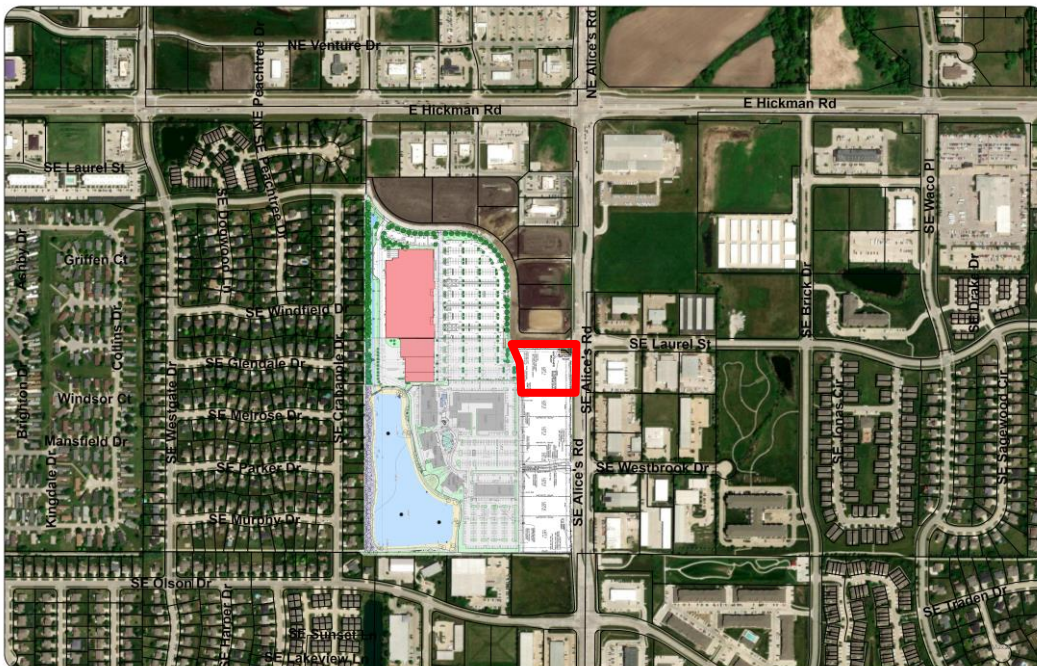
Location and Size:

Property is generally located west of SE Alice's Road and south of SE Laurel Street, containing approximately 1.83 acres.

Property Address:

420 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 | Neighborhood Commercial | C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District) |
| North | Vacant – Undeveloped | Neighborhood Commercial / Community Commercial | C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District) |
| South | Fast Food Restaurant Currently Under Construction (Freddy's) | Neighborhood Commercial | C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District) |
| East | Hickman West Industrial Park | Neighborhood Commercial | M-1 (Light Industrial District) |
| West | Future Waukee Towne Center Retail / Future Target Store | Neighborhood Commercial | C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District) |

HISTORY

The subject property was platted as part of Waukee Towne Center Plat 5. The project has been broken up into two different plan sets. The developer has provided the site plan for the parking lot and areas beyond the parking lot to the property lines. Olive Garden has provided the site plan for the building itself and the areas surrounding the building leading up to the curb of the parking lot.

PROJECT DESCRIPTION

The project includes the construction of a single-story building for an Olive Garden restaurant. The building is 6,500 square feet in area and 26 feet in height at the tallest point.

A trash enclosure is provided at the southwest corner of the building. A monument sign is shown along the east side of the site, along SE Alice’s Road. The site also includes “To Go” parking spaces along the south side of the building for carry-out orders.

ACCESS AND PARKING

One access will be provided into the site off of the private drive to the west. There will also be shared access to the adjacent lot to the south.

Pedestrian connections are provided into the site from both the existing trail along SE Alice’s Road and the private sidewalk to the west that will be constructed with this project.

A total of 98 parking spaces are required for the proposed site plan. The total amount of parking proposed is 109 spaces including 5 accessible stalls.

UTILITIES

This site will be serviced with private utilities that have been extended throughout the overall plat. Storm water detention is provided with the large pond located to the southwest, within the overall Waukee Towne Center development.

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 23.4%. The landscape plantings are in accordance with the Landscaping and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of stone and brick. The roofing material is a concrete roof tile. The trash enclosure is built into the building using the same stone veneer to blend in with the rest of the building.

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 Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

STAFF RECOMMENDATION

The site plans are in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plans for Olive Garden subject to remaining staff comments.