

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Steak N' Shake – Site Plan

PREPARED BY: Elizabeth Cramblet – Planner

REPORT DATE: January 23, 2025

MEETING DATE: January 28, 2025

GENERAL INFORMATION

Owner: DSDH Waukeee, LLC

Applicant: Ryan Winter

Owner's Representative: Maxwell Eller, McClure Engineering Company

Request: The applicant is requesting approval of a site plan for a commercial development, specifically a restaurant.

Location and Size: Property is located at 1045 SE Alice's Road, north of SE University Avenue, south of SE Olson Drive, west of SE Brick Drive, and east of SE Alice's Road, containing approximately 1.21 acres (53,024 square feet).

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) 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	Vacant – Restaurant under construction	Community Commercial	C-1 Community and Highway Service Commercial District
South	Multi-tenant retail building	Community Commercial	C-1A Neighborhood Commercial District
East	Vacant – Undeveloped	Community Commercial	C-1 Community and Highway Service Commercial District
West	Large Retail building	Community Commercial	M-1A* Limited Industrial District

BACKGROUND

The subject property is located at 1045 SE Alice’s Road in Waukee. The site is north of SE University Avenue, south of SE Olson Drive, west of SE Brick Drive, and east of SE Alice’s Road, containing approximately 1.21 acres (53,024 square feet). In early 2024, a site plan for a Dollar Tree was approved for this site. Dollar Tree never went forward with construction. Now, a new applicant is requesting site plan approval for a Steak ‘N Shake.

PROJECT DESCRIPTION

The project includes the construction of a single-story building that will include one tenant space for a restaurant. The building is 3,140 square feet in area and 21.4-feet in height. The building is situated in the center of the site with parking surrounding the building. The site plan shows private drives just south and east of the parcel, both with recorded 25-foot ingress/egress easements. The building will include an outdoor patio space along the west side of the building.

The site plan shows one trash enclosure located in the southeast corner of the proposed parking lot. A monument sign is proposed at the entrance off of SE Alice’s Road, along the west side of the site. There is a drive-thru lane and window for the restaurant illustrated with yellow arrows (see site plan for details).

ACCESS AND PARKING

Two accesses will be provided into the site at this time. One access is off the private road that extends from SE Alice’s Road that runs along the south side of the site. The second access is off the private road that runs along the eastern side of the site.

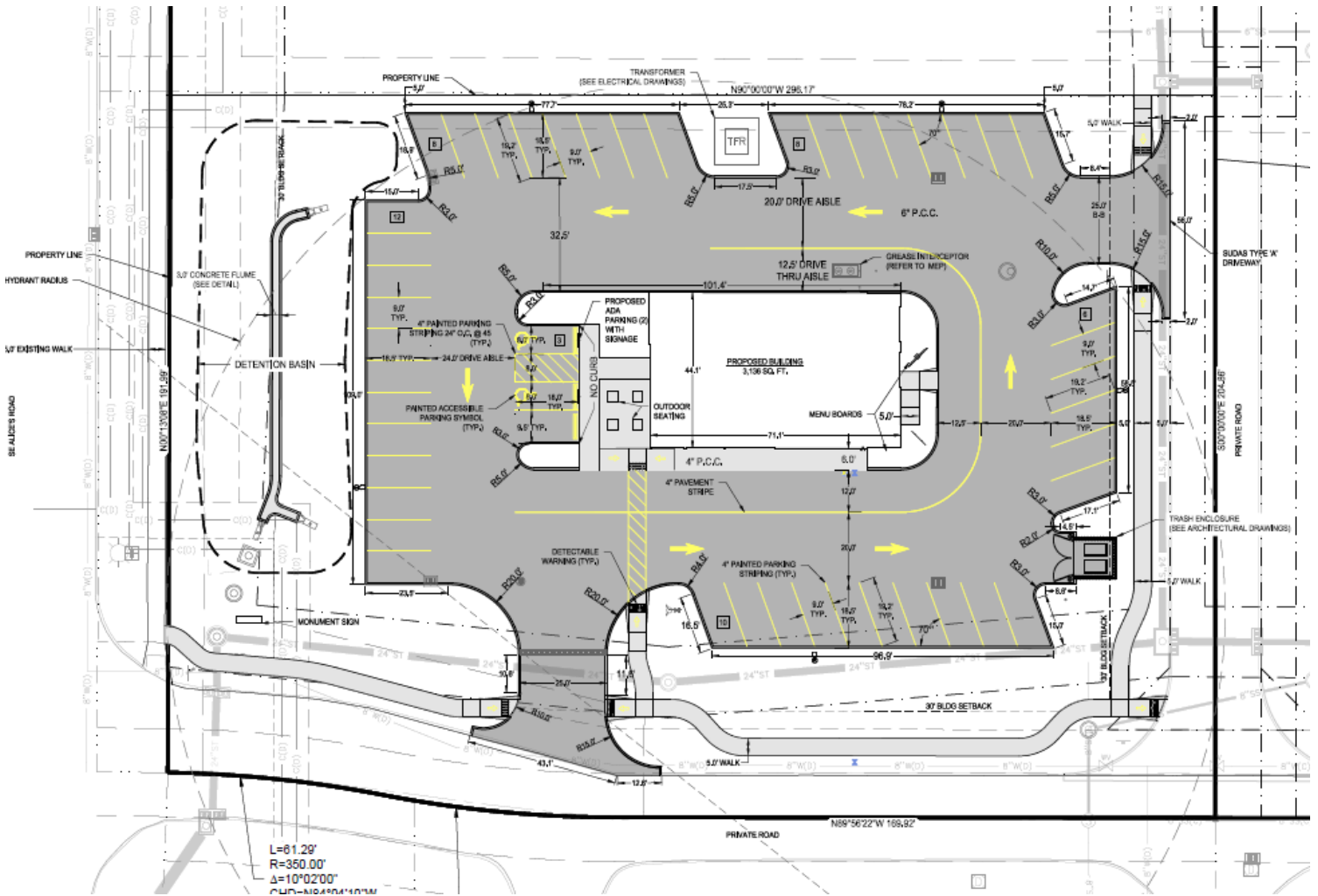
A total of 47 parking spaces are required and 5 queuing spaces for the drive-thru lane. 47 parking spaces are provided, including 2 accessible parking stalls and 11 queuing spaces for the drive-thru lane.

SIDEWALKS

Pedestrian access will be provided into the overall site from the existing and proposed sidewalks. A five-foot-wide sidewalk exists along SE Alice’s Road at the west side of the site. An additional five-foot wide sidewalk will be provided along the south side of the site extending from the existing sidewalk along SE Alice’s Road. An additional five-foot wide sidewalk extends north along the eastern side of the site extending from the proposed sidewalk along the southern side of the site.

UTILITIES

Public utilities are provided to the site. The sanitary sewer will run from a private main that lies east of the site and will be privately owned and maintained. Water and stormwater will be provided by the public main off SE Alice's Road. Storm water detention will be provided in a pond located at the west side of the site. The pond will be privately owned and maintained.

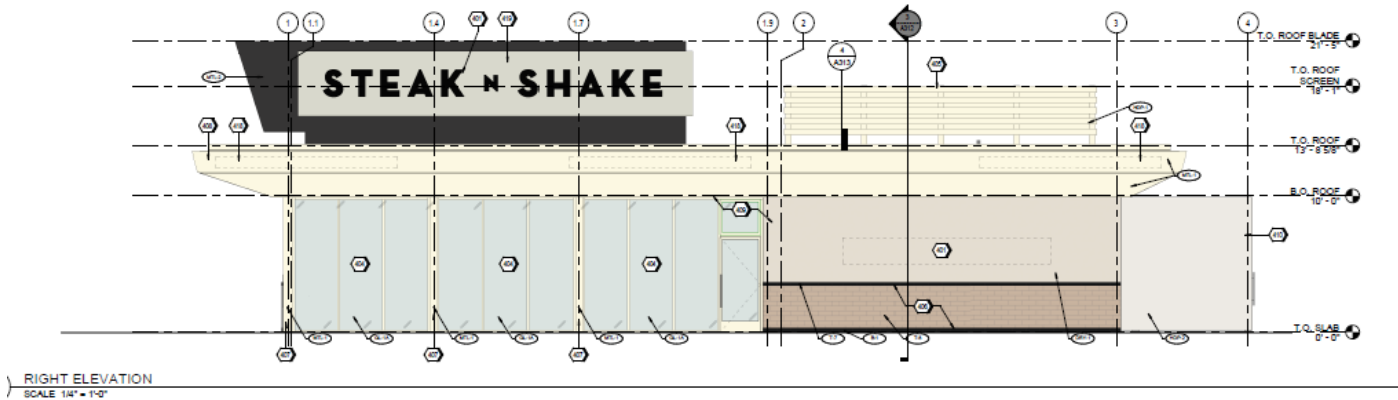


LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 39%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of Hardie and fiber cement siding and panel in different color variations as well as storefront glazing. The building is single-story and 21.4 feet in height at the maximum height. Elevations of the proposed buildings have been provided for review.



LIGHTING PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance. A sign package has not been evaluated at this time and will be reviewed as a separate application. A photometric plan will be required with the sign package.

EASEMENTS

All proposed easements have been indicated on the site plan. Private and public utility easements are provided across the site. Public ingress/egress easements are provided for access to the site at two locations.

PARKLAND DEDICATION

There are no parkland dedication requirements associated with this phase of the development as there is no residential proposed at this site.

STAFF RECOMMENDATION

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