

STAFF REPORT

PROJECT: Site Plan for Casey's #4658

PREPARED BY: Elizabeth Cramblet – Planner

REPORT DATE: May 22, 2025

MEETING DATE: May 27, 2025

GENERAL INFORMATION

Owner/Applicant:

Casey's Marketing Company

Request:

The applicant is requesting approval of a site plan for a convenience store/gas station.

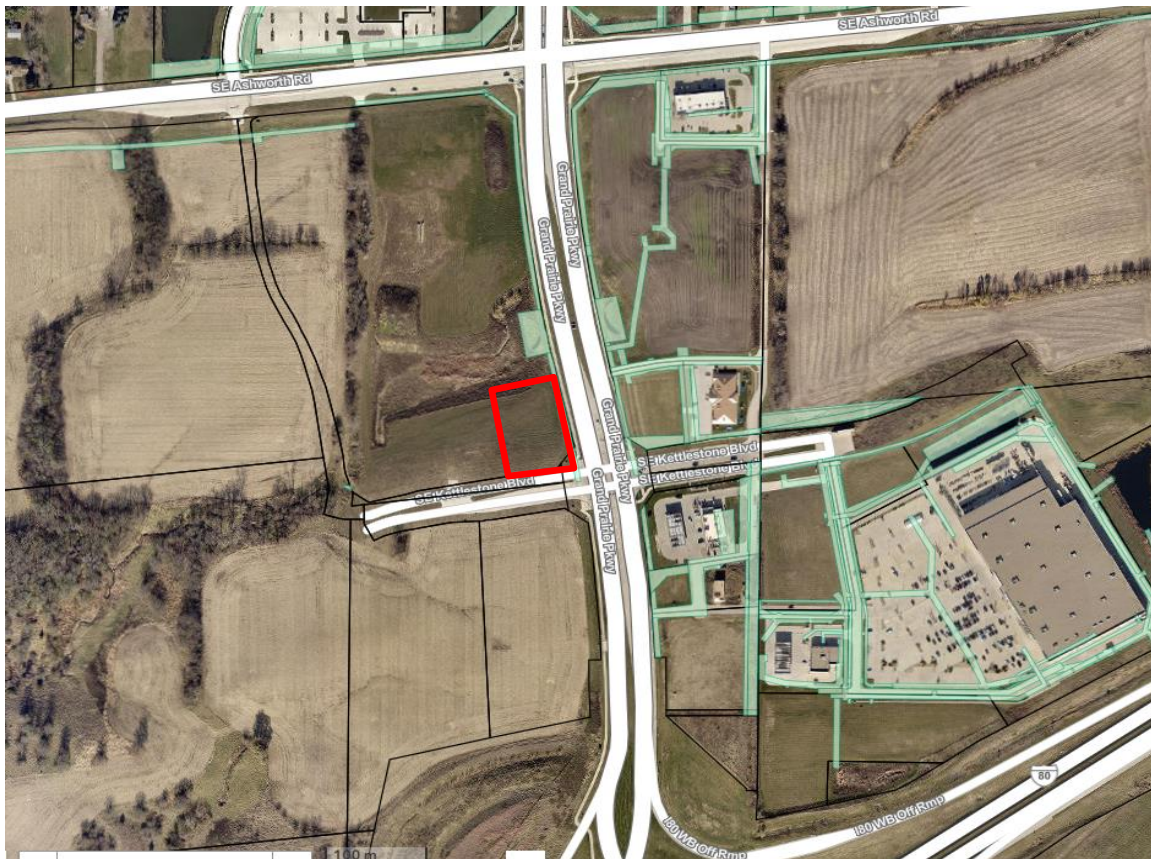
Location and Size:

Property is generally located north of SE Kettlestone Boulevard and west of Grand Prairie Parkway and contains approximately 1.51 acres. The site is located within the Kettlestone Master Plan corridor.

Property Address:

3090 Grand Prairie Parkway

AREA MAP



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

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|---|---------------------|---|
| Property in Question | Vacant – Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| North | Vacant – Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| South | Currently under construction (Kettlestone Lakes Commercial) | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| East | Vacant - Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| West | Vacant - Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |

HISTORY

The subject property was recently platted as Lot 1 as part of the Kee West Plat 1 Final Plat which was specifically platted for future commercial development.

PROJECT DESCRIPTION

The project involves the construction of a single-story, Casey’s General Store that is proposed to be 4,569 square feet in area along with 9 fuel canopy and 10 fuel pumps. A monument sign is planned at the southeast corner of the site. The fuel storage tanks will be located underground on the east side of the property.

A trash enclosure is located on the northwest side of the building.

ACCESS AND PARKING

There will be two access points to this site, one off of Grand Prairie Parkway (east of the site) and the other off SE Kettlestone Boulevard (south of the site).

The proposed use requires 24 parking spaces per the Waukee parking requirements (5/1,000 sq ft for convenience store). The site plan identifies a total of 29 parking spaces being provided including 1 accessible space and 5 bicycle parking spaces.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be constructed along the south side of the site which will connect with an existing 10-foot wide trail at the corner of SE Kettlestone Boulevard and Grand Prairie Parkway. The existing trail extends north along the east side of the site. Both will serve as pedestrian connections to the site. A pedestrian connection into the site will be provided from the sidewalk along the south side of the site.

UTILITIES

All utilities exist in the immediate vicinity of this property and will be provided to this site. A grease interceptor is shown just to the south of the building.

Stormwater detention will be provided with regional detention west of the site in Kettlestone Lakes.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space, and the applicant will be providing 31% open space.

The landscape plan identifies the required landscaping for the site. Additional screening will be provided along a portion of the north and west property lines. Plantings are being provided throughout the site in compliance with the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations show the convenience store will be constructed primarily of brick with some stone accents and typical storefront glazing. The trash enclosure will be proposed of brick to match the building and the gate will consist of metal doors. Staff is working with the applicant to revise the elevations for the gas canopy to include wrapping brick around the columns to complement the main building and be consistent with the Kettlestone Design Guidelines.

The convenience store is proposed to be just over 21-feet in height and the gas canopy will be just over 20-feet in height.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor. The land use shown within the Kettlestone Master Plan for the subject property is retail regional. The proposed site plan is consistent with the Kettlestone Master Plan.

LIGHTING PLAN

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

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Kettlestone Design Guidelines, and the Comprehensive Plan. Staff recommends approval of the Site Plan for Casey's #4658 subject to remaining staff comments.