

STAFF REPORT

PROJECT: Kwik Star #1756

PREPARED BY: Elizabeth Cramblet – Planner

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Owner/Applicant:

Kwik Trip, Inc.

Request:

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

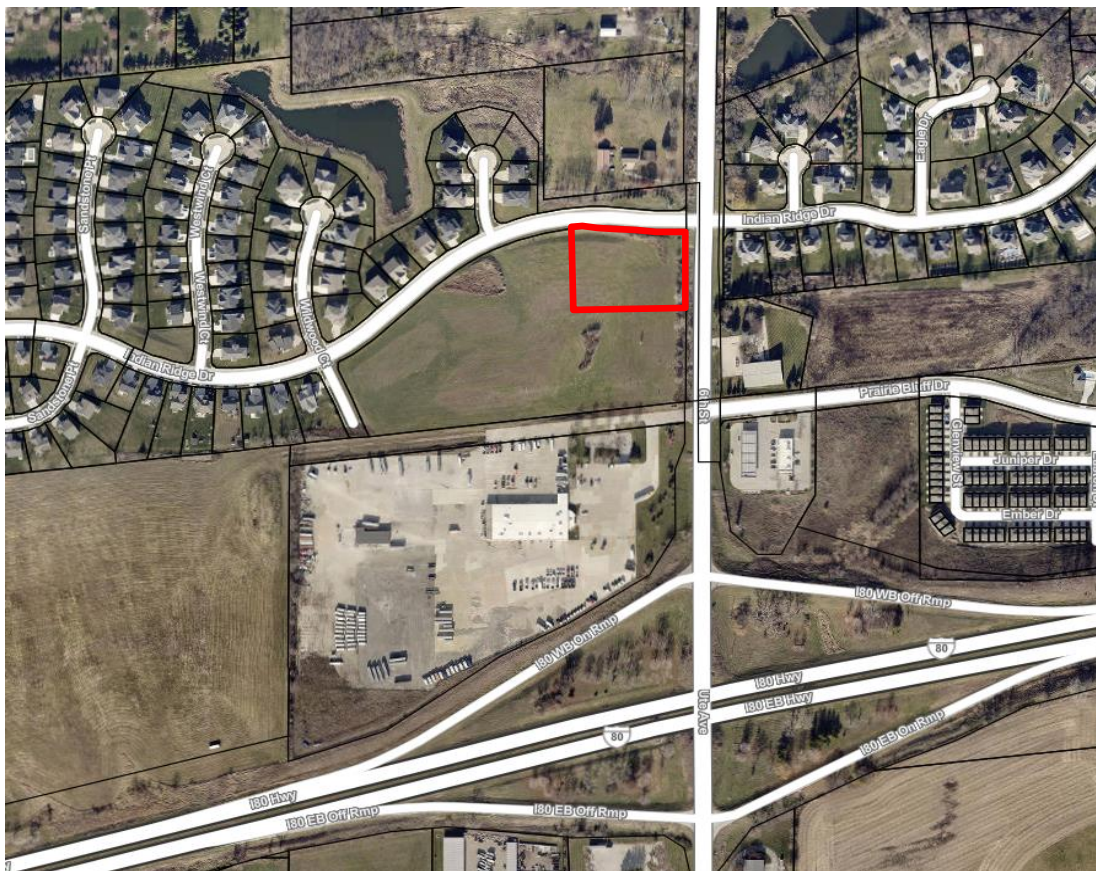
Location and Size:

Property is generally located south of Indian Ridge Drive and west of 6th Street and contains approximately 2.51 acres.

Property Address:

3215 6th Street

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	Community Commercial	C-1A (Neighborhood Commercial District)
North	Residential development	Single Family Residential	R-2 (One and Two-Family Residential District)
South	Vacant - Undeveloped	Community Commercial	C-1A (Neighborhood Commercial District)
East	Residential development	Single Family Residential	R-1 (Single-Family Residential District)
West	Vacant - Undeveloped	Community Commercial	C-1A (Neighborhood Commercial District)

HISTORY

The site is located within Painted Woods Spectrum. The Planning and Zoning Commission recently recommended approval of the preliminary plat for Painted Woods Spectrum on February 11, 2025, for future commercial development.

As part of the improvements associated with the plat, the developer of Painted Woods Spectrum is currently making improvements to 6th Street that include adding a northbound left-turn lane and median, and a southbound deceleration right-turn lane.

PROJECT DESCRIPTION

The project involves the construction of a single-story, Kwik Star convenience store/gas station that is proposed to be 9,176 square feet in area and 24.5 feet in height. There will a fuel canopy that is 20-feet in height and 10 fuel pumps located on the east side of the proposed store. A monument sign is planned at the southeast corner of the site. The fuel storage tanks will be located underground on the north side of the property. A trash enclosure is located on the southwest side of the building. A car wash is not proposed to be constructed in conjunction with the convenience store.

ACCESS AND PARKING

There will be two access points to this site, one off of Indian Ridge Drive (northwest corner) and the other off a private drive off 6th Street (southeast of the site).

The proposed use requires 46 parking spaces per the Waukee parking requirements (5/1,000 sq ft for convenience store). The site plan identifies a total of 49 parking spaces being provided including 2 accessible spaces.

SIDEWALKS

A five-foot wide sidewalk will be constructed along the north side of the site with an additional 5-foot-wide sidewalk extending south from the northwest corner of the sidewalk that will lead to the convenience store. Both sidewalks will serve as pedestrian connections to 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 by an off-site detention pond located west of this site. The stormwater management areas will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space, and the applicant will be providing 44% open space.

The landscape plan identifies the required landscaping for the site. Plantings are being provided throughout the site in compliance with the Landscape and Open Space Ordinance. The landscape plan show trees will be planted on all sides of the site (north, south, east and west). A 30-foot landscape buffer is shown along the east side of the site.

ELEVATIONS

The elevations show the convenience store will be constructed primarily of brick with metal fascia accents, a green metal roof and typical storefront glazing. The trash enclosure will be constructed of brick to match the building with a sandstone vinyl board gate.

COMPREHENSIVE PLAN

The land use shown within the Comprehensive Plan for the subject property is Community Commercial. The proposed site plan is consistent with the Comprehensive 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, and the Comprehensive Plan. Staff recommends approval of the site plan for Kwik Star #1756 subject to remaining staff comments.