PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Panda Express – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

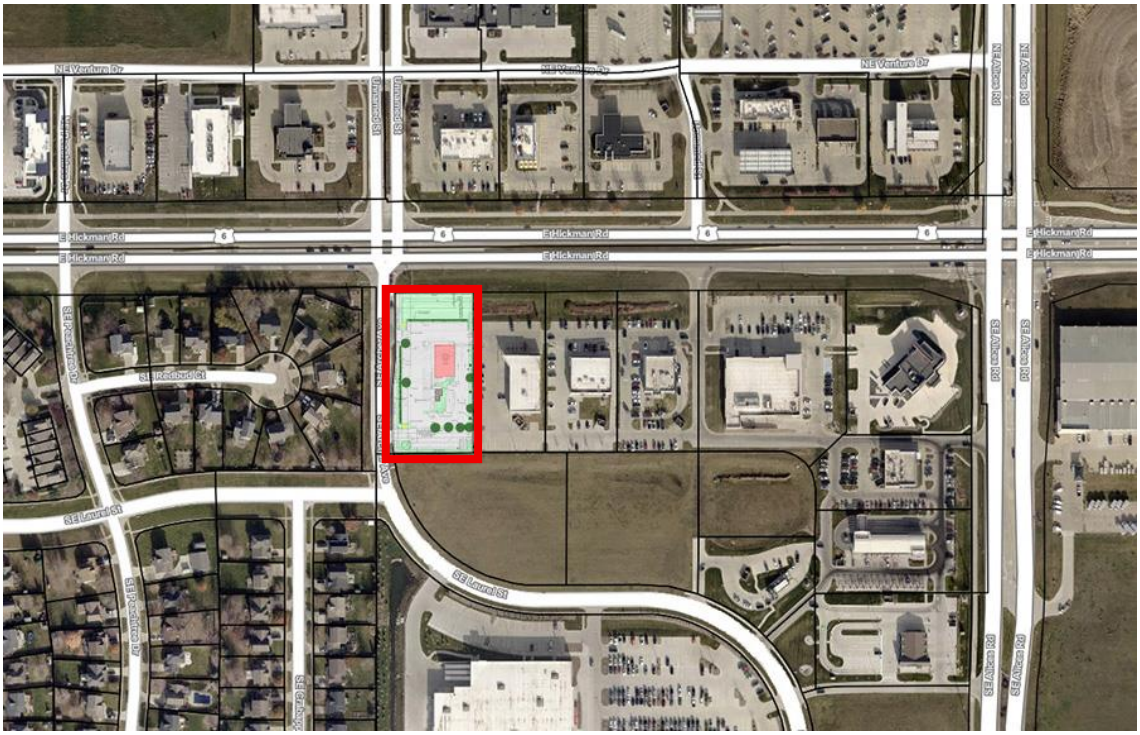
REPORT DATE: October 9, 2025

MEETING DATE: October 14, 2025

GENERAL INFORMATION

Owner:	Hurd Waukee 2 LLC
Applicant:	Panda Express, Inc.
Owner's Representative:	Maria Almazan, Heights Venture Architecture + Design
Request:	The applicant is requesting approval of a site plan for a commercial building.
Location and Size:	Property is generally located south of Hickman Road and west of SE Alice's Road, containing approximately 1.09 acres.
Property Address:	910 E Hickman 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	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Commercial (Prairie Crossing Development)	Mixed Use	C-1B (Large Scale Commercial District)
South	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	AutoZone (Commercial)	Mixed Use	M-1 (Light Industrial District)
West	Single-Family Residential	Single Family Residential	R-2 (One and Two-Family Residential District)

HISTORY

The subject property was platted as part of Waukee Market Place Plat 1 in 2017. This is the only undeveloped lot remaining within that development.

PROJECT DESCRIPTION

The project includes the construction of a single-story restaurant building for Panda Express. The building is 2,700 square feet in area and about 23-feet in height. The site includes two drive-through lanes located along the south and east sides of the building.

A trash enclosure is proposed just south of the building.

ACCESS AND PARKING

Two accesses will be provided into the site immediately off of SE Archer Avenue. There will also be two shared access drives into the overall Waukee Market Place development to the east. One drive is located along the north side of the site and one drive is located along the south side of the site.

A five-foot wide public sidewalk will be installed along the west side of the site, adjacent to SE Archer Avenue. A pedestrian connection will be provided into the site from the proposed sidewalk. The proposed pedestrian connection into the site will continue along the north side of the site and continue east to the adjacent property to the east. This sidewalk continues east throughout the overall development.

A total of 41 parking spaces are required for the proposed site plan. The total amount of parking proposed is 54 spaces including 3 accessible stalls. The required number of queuing spaces are being provided as well.

UTILITIES

This site will be serviced with public utilities. Storm water detention is provided with a detention basin located along the north side of the site.

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 34%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of stone, stucco, and composite cladding. The trash enclosure will be constructed of stone and stucco to match 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 Community Commercial. The Community Commercial classification provides a variety of goods and services to serve the community and are typically located along minor or major arterials.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Panda Express subject to remaining staff comments.