



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: 1926 Waukeee Kwik Star - Rezoning

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: November 7, 2025

MEETING DATE: November 12, 2025

GENERAL INFORMATION

Owner/Applicant:

William Fox Farm Company (owner) / Kwik Trip, Inc. (applicant)

Owner's Representative:

Emily Helwig – Kwik Trip, Inc.

Request:

The applicant is requesting approval of a rezoning for a commercial development.

Location and Size:

Property is generally located west of NW 10th Street and north of NW Douglas Parkway, containing approximately 8.36-acres.

AREA MAP



ABOVE: The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Com Plan Future Lane Use	Current Zoning
Property in Question	Vacant - Undeveloped	Single-Family Residential	A-1 (Agricultural District)
North	Vacant - Undeveloped	Single-Family Residential	R-4 (Row Dwelling & Townhome District)
South	Vacant - Undeveloped	Single-Family Residential	C-1A (Neighborhood Commercial District)
East	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District)
West	Fox Creek Meadows Neighborhood	Single-Family Residential	R-2 (One & Two Family Residential District)/PD-1 (Planned Development Overlay) & R-3 (Multi-Family Residential District)

BACKGROUND

The subject property is located west of NW 10th Street and north of NW Douglas Parkway and includes approximately 8.36-acres. The applicant is requesting that the property be rezoned from A-1 to C-1A for future commercial development.

Notification to adjacent property owners was mailed on October 31, 2025. The rezoning sign was placed on the property by the November 3, 2025 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided identifies the development of a 9,100 square foot Kwik Star convenience store with associated fueling station and a car wash on the south side of the property. The remaining property is identified for future commercial development. A 30-foot land scape buffer will be required along the west and north sides to screen the residential uses from the adjoining residential zoning. The buffers will be installed as the property develops.

Access to the property is shown to be provided from NW Sproul Drive and NW 10th Street.

The proposed use for a convenience store is a permitted use within the C-1A district. Any additional use of the subject property would have to comply with the requirements of the C-1A zoning district.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines Single Family Residential as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre.

While the land use plan in the Comprehensive Plan identifies the subject property for single-family residential, staff is comfortable with the proposed rezoning because it is generally consistent with the definition of the Neighborhood Commercial classification within the Comprehensive Plan. The Comprehensive Plan generally defines neighborhood commercial as areas located along collector and arterial streets, development that provide day-to-day goods and services,

are typically 3 to 5 acres, have more than one tenant, and are walkable from nearby residential neighborhoods. The property is located at the intersection of two minor arterial streets, which is where commercial development is generally located, the proposed C-1A zoning would allow for the provision of day-to-day goods and services to the residents of surrounding neighborhoods within the vicinity, and existing and future trails within the area will provide pedestrian friendly ways for residents to get to commercial uses.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the Comprehensive Plan. The property included within the rezoning will be required to go through platting and site plan approval prior to any development within the property. Staff recommends approval of the rezoning for 1926 Waukee Kwik Star.