



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Big O Tires – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** March 6, 2026

**MEETING DATE:** March 10, 2026

### GENERAL INFORMATION

**Owner:** Centennial Development LC

**Applicant:** Westwood Contractors, Inc

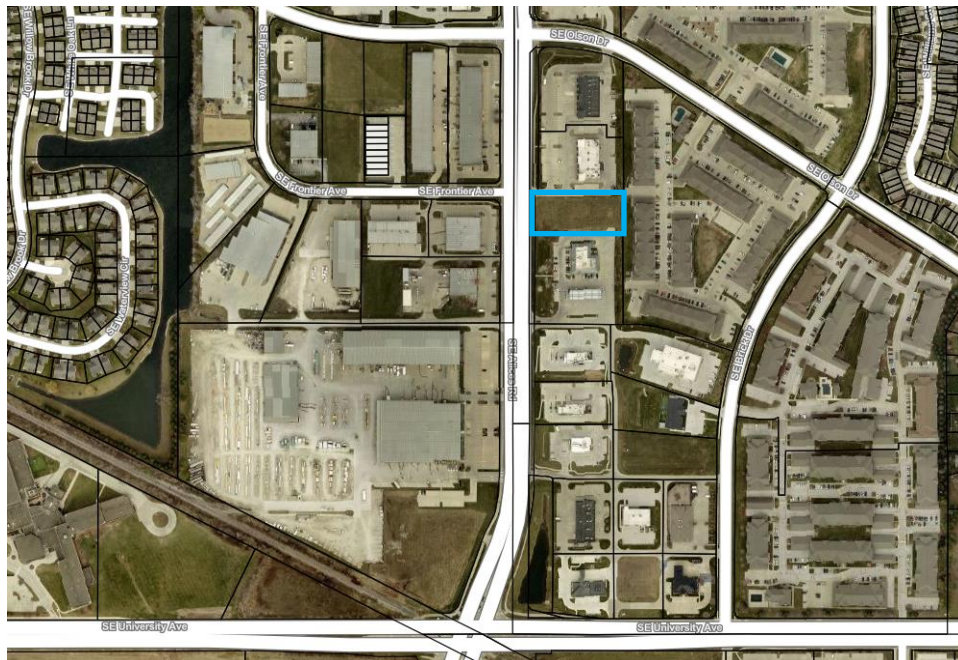
**Owner's Representative:** Jeff Westendorf with Westwood Professional Services, Inc.

**Request:** The applicant is requesting approval of a site plan for a commercial building.

**Location and Size:** Property is generally located north of SE University Avenue and east of SE Alice's Road, containing approximately 1.22 acres.

**Property Address:** 805 SE Alice's Road

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed site plan (outlined in **BLUE**).

**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	Commercial	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Commercial (Kwik Star)	Community Commercial	C-1 (Community and Highway Service Commercial District)
East	Multi-Family Residential	High Density Residential	R-3 (Multi-Family Residential District) with a Planned Development Overlay
West	Commercial	Community Commercial	M-1A (Limited Industrial District) with a Planned Development Overlay

**HISTORY**

The subject property was originally platted as Lot 3 of Autumn Ridge Plat I in 2015. In 2019, a portion of the lot was replatted as a separate lot, leaving a portion of Lot 3 remaining. A preliminary plat and final plat was recently approved by City Council to create a developable lot for the proposed commercial development for Big O Tires.

**PROJECT DESCRIPTION**

The project includes the construction of a single-story building that is 7,836 square feet in area and 25-feet in height. A trash enclosure is shown at the north side of the site, just north of the proposed building. A monument sign is shown at the southwest corner of the site.

**ACCESS AND PARKING**

One access will be provided into the site from SE Alice’s Road. Other shared accesses are provided from the adjacent sites through private drives with ingress/egress easements.

A pedestrian connection will be provided into the site from the trail along SE Alice’s Road.

A total of 35 parking spaces are required for the proposed site plan. The total amount of parking proposed is 42 spaces including 2 accessible stalls.

**UTILITIES**

This site will be serviced with all public utilities. Storm water detention is provided with a basin located along the west 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 32%. 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 brick veneer, stone veneer, EIFS, storefront system with glazing, and overhead doors. The trash enclosure will be constructed of the same brick veneer to match the building, with metal gates.

## **COMPREHENSIVE PLAN**

The subject property is classified as Community Commercial in the Imagine Waukee 2040: Comprehensive Plan. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials. The proposed use will support the overall commercial area to provide a variety of goods and services to the community.

## **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 Big O Tires subject to remaining staff comments.