

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Tommy's Carwash – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

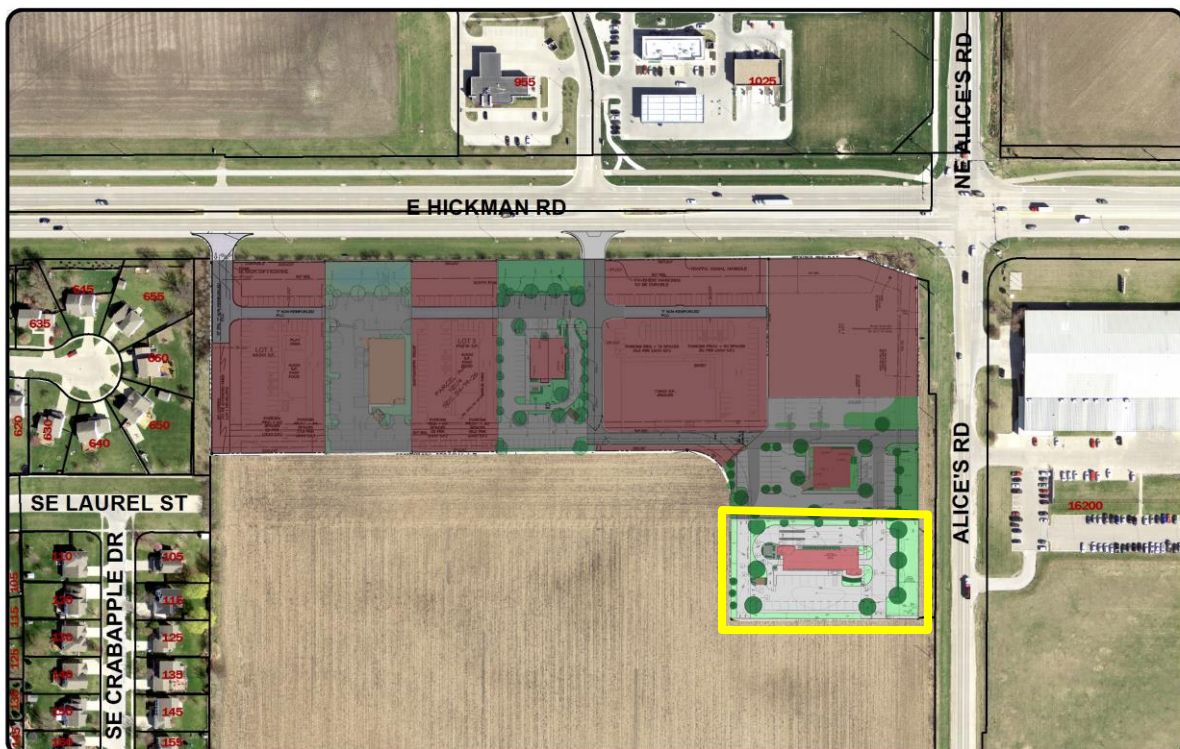
REPORT DATE: August 10, 2018

MEETING DATE: August 14, 2018

GENERAL INFORMATION

Applicant:	TCWI
Owner:	Hurd Waukee, LLC
Engineer:	Joel Jackson, PE, Bishop Engineering
Request:	The applicant is requesting approval of a site plan for a car wash.
Location and Size:	Property is located south of Hickman Road and west of SE Alice's Road, containing approximately 1.28 acres.
Property Address:	180 SE Alice's Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **YELLOW**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)
North	Commerical (Hy-Vee, Hy-Vee Gas, Westbank, & U of I Community Credit Union)	Community Village	C-1B (Large Scale Commercial District)
South	Vacant – Undeveloped	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District) & PD/C-1A (Planned Development/Neighborhood Commercial District)
East	Warehouse Building (Former Atlantic Bottling)	Community Village	M-1 (Light Industrial District)
West	Vacant – Undeveloped	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District) & PD/C-1A (Planned Development/Neighborhood Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a carwash building that is proposed to be approximately 5,030 square feet in area.

The site plan also identifies vacuums to the south of the proposed building and a trash enclosure at the southwest corner of the site.

ACCESS AND PARKING

Access to this site is provided through shared ingress/egress private drives within the Waukee Market Place Plat 2 development. One drive is located on the east of the building and the other on the west. The main access into the plat is from SE Alice's Road, located to the north of the subject property.

A total of 11 parking spaces are required for this facility, this includes 2 spaces per 1,000 square feet of building area. The total amount of parking proposed is 14 spaces including 1 accessible space. The applicant has also provided adequate queuing space for the site. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A 10 foot wide trail will be constructed along SE Alice's Road with the City's improvements project. A five foot wide sidewalk will provide pedestrians access from the trail into the subject site. Five foot wide sidewalks provide pedestrians access throughout the subject site and connect to the neighboring lots in order to continue pedestrian access throughout the development.

UTILITIES

This site will be serviced with all public utilities. Storm water detention will be provided in detention basins located along the east 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 applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are proposed to be constructed of a large variety of materials. The materials include prefinished metal panels in a red color, cement board panels, prefinished metal coping, aluminum flat stock in black, a metal panel system, split faced concrete masonry unit, and a storefront glazing system. An acrylic roof system is proposed.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Tommy's Carwash subject to remaining staff comments.