

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Shadow Creek Car Wash – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: July 3, 2018

MEETING DATE: July 10, 2018

GENERAL INFORMATION

Applicant / Owner:

Shadow Creek II, LLC

Engineer:

Erin Ollendike, PE, Civil Design Advantage, LLC

Request:

The applicant is requesting approval of a site plan for a car wash.

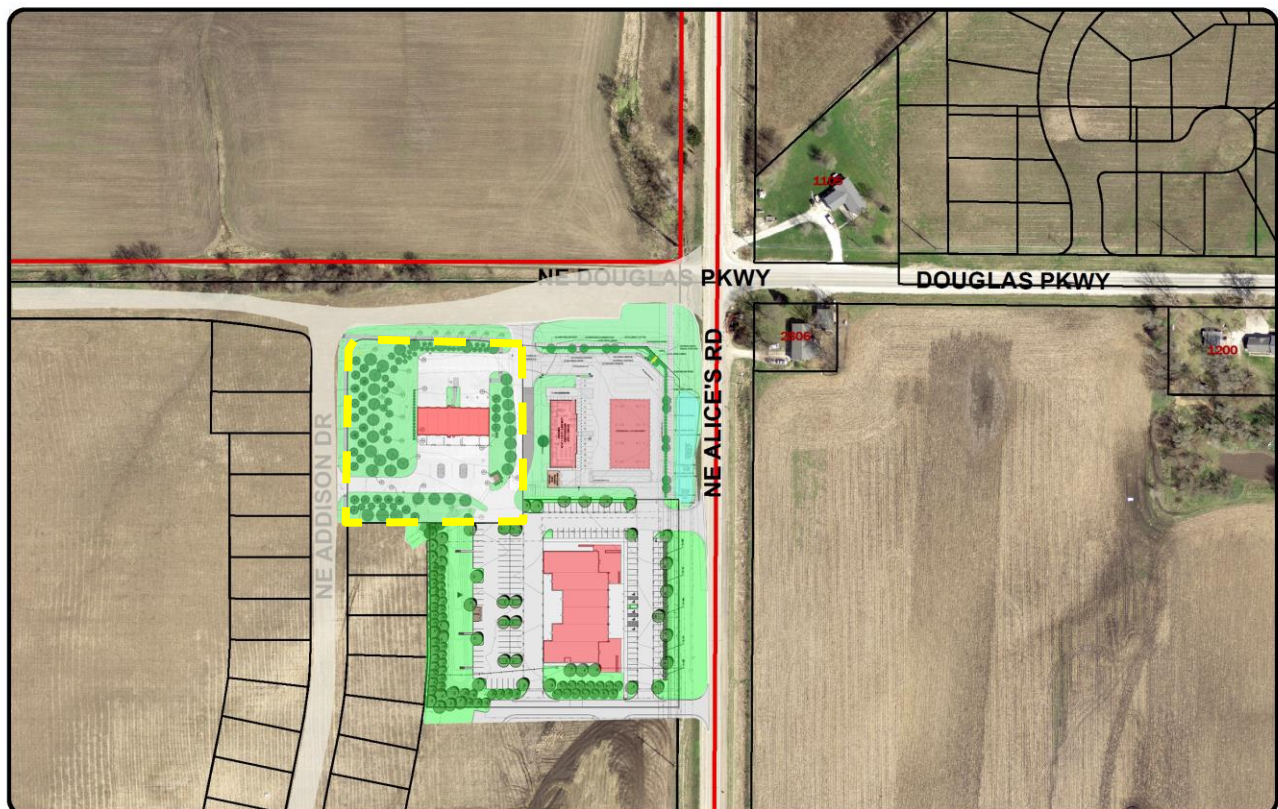
Location and Size:

Property is located south of NE Douglas Parkway and east of NE Addison Drive, containing approximately 1.92 acres.

Property Address:

870 NE Douglas Parkway

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	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)
North	City of Clive	N/A	N/A
South	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)
East	Casey's Gas Station	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)
West	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)

HISTORY

The subject property recently received recommendation for approval from the Planning and Zoning Commission for a daycare. The daycare project never moved forward and the applicant has since come back for a site plan approval of the current project for a car wash.

PROJECT DESCRIPTION

The project involves the construction of a carwash building that is proposed to be approximately 5,975 square feet in area. A monument sign is planned at the northwest corner of the site.

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

ACCESS AND PARKING

Two accesses are provided to the site from the public streets. One access will be provided off of NE Douglas Parkway through the shared access for the other commercial sites within this development. The other access is provided off of NE Addison Drive.

A total of 18 parking spaces are required for this facility, this includes 6 spaces for wash bays and 12 queuing spaces (2 per bay). The total amount of parking proposed is 18 spaces plus one accessible parking stall in front of the building. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A 5 foot wide sidewalk will be constructed along both the north and west sides of the site along NE Addison Drive and NE Douglas Parkway. A pedestrian connection into the site is being provided from the sidewalk along NE Douglas Parkway.

UTILITIES

This site will be serviced with all public utilities. Storm water detention will be provided through the detention pond located on the south 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 47%. This site includes landscape buffers on the north, south, and west sides of the property. The buffer requirement along the north is 25 feet and the buffer requirements along the west and south is 30 feet. A substantial berm is being provided along the west side of the site, adjacent to NE Addison Drive. 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 cultured stone, cement paneling, architectural metal paneling, Nichiha panel siding and storefront glazing. The trash enclosure, located just south of the building, will also be constructed of the same masonry block material to match the building. The building materials proposed for this building are the same as the Shadow Creek Shopping Center building located on the site to the southeast of the subject property.

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 Shadow Creek Car Wash subject to remaining staff comments.