



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Shottenkirk Chevrolet

DATE: July 22, 2014

**GENERAL INFORMATION:**

**Applicant:** Shottenkirk Partnership, LP  
**Requested Action** Site Plan Approval  
**Location and Size:** Lot 2 Shottenkirk Waukeee Plat 1, generally located north of W. Hickman Road at 795 W. Hickman Road, containing 1.79 acres more or less.

**LAND USES AND ZONING:**

| Location             | Existing Land Use       | Comprehensive Plan       | Current Zoning |
|----------------------|-------------------------|--------------------------|----------------|
| Property in Question | Vehicle Storage/Parking | Employment               | C-1            |
| North                | Industrial              | Employment               | M-1A           |
| South                | Heartland Cooperative   | Neighborhood Residential | C-1            |
| East                 | Shottenkirk Chevrolet   | Employment               | C-1            |
| West                 | Mulch Mart              | Employment               | M-1A           |

**BACKGROUND:**

At the February 21, 2014, Planning and Zoning Commission meeting the Commission recommended approval of a site plan for this site that involved the construction of a used car sales building and additional paving on the site. The applicant has since revised the plans for this property and now proposes to build an automatic car wash and add pavement to site to use as a sales display area for the adjacent Shottenkirk Chevrolet car dealership. Currently there is an existing building and a small area of pavement on the property. The applicant is proposing to demolish the existing building and pavement.



Aerial Photo of Property (yellow) and Proposed Building (brown).

**PROJECT DESCRIPTION:**

The proposed project includes the construction of a 2,389 square foot building. The building will have two automatic wash bays and a mechanical room between the two wash bays. Vehicles will enter the wash on the west side of the building and exit on the east side.

Significant paving will be added to the site to allow for parking and display areas for vehicles.

**ACCESS AND PARKING:**

Access to the site will be provided off of West Hickman Road. The access is a shared access with the adjacent Shottenkirk Chevrolet Dealership to the east.

Parking calculations have been provided based upon indoor sales floor area and outdoor sales display area and meet the minimum required by the Zoning Ordinance. The total number of required spaces is 20 parking spaces and the applicant is providing 143 parking spaces within the site. Most of these parking spaces will be utilized for sales display.

The parking lot has been designed in accordance with the Site Plan Ordinance requirements including provisions for landscaped islands within the parking lots to break up long expanses of parking.

**SIDEWALKS/TRAILS:**

No public sidewalks or trail sections are required as a result of the proposed construction. There is an existing section of the Raccoon River Trail in front of the property. Proposed internal 6 foot sidewalk has been indicated on the front side of the proposed building. A 4 foot sidewalk in the rear of the building will provide access to the patio.

**UTILITIES:**

The proposed building will be served from an existing 10 inch sanitary sewer that runs across the property. The service line is proposed to be placed in the front of the proposed building. A sand/oil separator will be installed on the site for wash bays in the proposed building.

Water service will be provided from an 8 inch water main on the adjacent Shottenkirk property to the east. The water service is proposed to be routed to the east side of the proposed building.

Storm water detention for the site will be accommodated in the existing detention facility created as part of the improvements to the adjacent Shottenkirk site in 2007. Storm water will flow to an existing intake in the northeast corner of the property and will then flow to the existing detention pond on the north side of the adjacent Shottenkirk site.

Gas service will be provided from the 2 inch gas service line on the north side of the property. The gas line will be run to the west side of the proposed building.

**OPEN SPACE AND LANDSCAPING:**

A total of 20% of the site when fully built out is proposed to be maintained as open space which meets the minimum required 20%.

The site plan includes a landscaping plan providing for a combination of overstory, ornamental and evergreen trees as well as shrubs. The landscaping plan meets the landscape requirements for general site plantings.

**ELEVATIONS:**

Colored elevations have been provided for review of the proposed building. The proposed building is proposed to consist of manufactured stone, brick, and aluminum paneling. The materials used will be similar to those used on the existing Shottenkirk building to the east.

Brochures of the proposed materials have been submitted.

**MISCELLANEOUS:**

Additional site lighting is proposed to be added to the site for the sales area, the car wash, and replacement of fixtures on the adjacent dealership site. A lighting plan has been submitted and meets the requirements of the site plan ordinance.

**STAFF RECOMMENDATION**

At this time, staff would recommend approval of the site plan for Shottenkirk Chevrolet – Car Wash Building subject to any outstanding staff comments.

**CITY OF WAUKEE**

Andy Kass  
Planner II