



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass, Planner II

**RE:** Shottenkirk Waukeee Plat 2 – Final Plat & Site Plan

**DATE:** September 23, 2014

**GENERAL INFORMATION:**

**Applicant:** Shottenkirk Partnership, LP

**Requested Action** Approval of a Final Plat and Site Plan related to improvements on property located at 150 North 6<sup>th</sup> Street.

**Location and Size:** Property is generally located north of Hickman Road on the west side of North 6<sup>th</sup> Street containing a total of 1.832 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Warehouse	Employment	M-1A
North	Warehouse	Employment	M-1A
South	Northway Pump	Employment	M-1A
East	Vacant/Agricultural	Employment	A-1
West	Shottenkirk Chevrolet Care Dealership	Employment	C-1

**BACKGROUND:**

The subject property lies north of Hickman Road on the west side of North 6<sup>th</sup> Street. The property and the existing 6,000 square foot building were previous used for a trucking company and warehousing. The applicant intends to utilize the building as the detailing shop for the adjacent Shottenkirk Chevrolet car dealership. No exterior improvements to the building are proposed at this time. As part of the use of this site the applicant intends to utilize the site for the unloading of new vehicle inventory and a staging area. Approximately 41,500 square feet of pavement is proposed to be added to the site for unloading, parking, and the staging of vehicles.



**ABOVE:** AERIAL OF PROPERTY. AREA IN **YELLOW** IS THE EXISTING BUILDING. AREA IN **GRAY** IS PROPOSED PAVMENT. AREA IN **BLUE** IS THE DETENTION AREA. AREA IN **GREEN** IS OPEN SPACE.

## **PROJECT DESCRIPTION:**

### **LOTS**

The proposed Lot I will be approximately 1.66 acres in area. The proposed Lot A will be for future right-of-way purposes and will be deeded to the City upon approval of the Final Plat. The total area of Lot is approximately 7,200 square feet.

### **STREETS AND TRAIL**

No new streets, trails, or sidewalks will be constructed as a result of this plat. The applicant intends to install some asphalt as a temporary measure on North 6<sup>th</sup> Street from where the pavement currently ends to the north edge of the entrance to the property. The applicant will need to sign a petition, contract, and waiver for future improvements to North 6<sup>th</sup> Street.

### **UTILITIES**

All utilities necessary to serve the building are currently in place. The existing building has water, sewer, and gas services, and is equipped with a sand/oil separator.

Storm water detention is proposed to be accommodated in a bioswale detention area on the east side of the property. The detention basin will be drained by an existing 6-inch field tile on the property and routed to the northeast and

offsite. Overflow of the detention area will flow over the berm surrounding the detention area to an existing standpipe that is connected to the same 6-inch field tile. Staff has concerns with the overflow area because the overflow will be routed to a pipe that is already at capacity and will likely flow over North 6<sup>th</sup> Street and onto adjacent property. Currently there is no storm sewer infrastructure on this portion of North 6<sup>th</sup> Street. Staff is also concerned that the proposed detention facility may not be adequately sized to accommodate storm water that flows from offsite and onto the property.

**PARKLAND:**

Parkland dedication is not a requirement as part of this plat.

**OPEN SPACE & LANDSCAPING**

A minimum of 15% of open space is required by the Ordinance and the site plan indicates a total of 33% open space will be provided. Plantings are proposed along the west and south sides of the detention area. In addition, trees, sod, and bushes are proposed in the various island areas of the pavement proposed on the site. The detention area is proposed to be seeded with a mixture to establish a bioswale area.

The landscape plan identified the proposed configuration of the buffer plantings along with the required 2 trees per unit requirement specified by the Landscape and Open Space Ordinance.

**PARKING:**

Parking calculations have been provided based upon outdoor sales display area and the number of employees and meets the minimum required by the Zoning Ordinance. The total number of required spaces is 14 parking spaces and the applicant is providing 14 parking spaces within the site.

**MISCELLANEOUS**

Site lighting is proposed to be added to the site along the unloading area. A lighting plan has been submitted and it appears to meet the requirements of the site plan ordinance.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend Approval of the Final Plat and Site Plan for Shottenkirk Waukee Plat 2 subject to any remaining staff comments.

**CITY OF WAUKEE**

Andy Kass  
Planner II