

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Valvoline Waukee – Preliminary Plat
/ Site Plan & Oakleaf Plat 2 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: August 19, 2022

MEETING DATE: August 23, 2022

GENERAL INFORMATION

Owner / Applicant:

Aterra Real Estate

Project Manager:

Nikki Neal – Civil Design Advantage, LLC

Request:

The applicant is requesting approval of a preliminary plat, final plat and site plan for a drive-through oil change shop for a Valvoline.

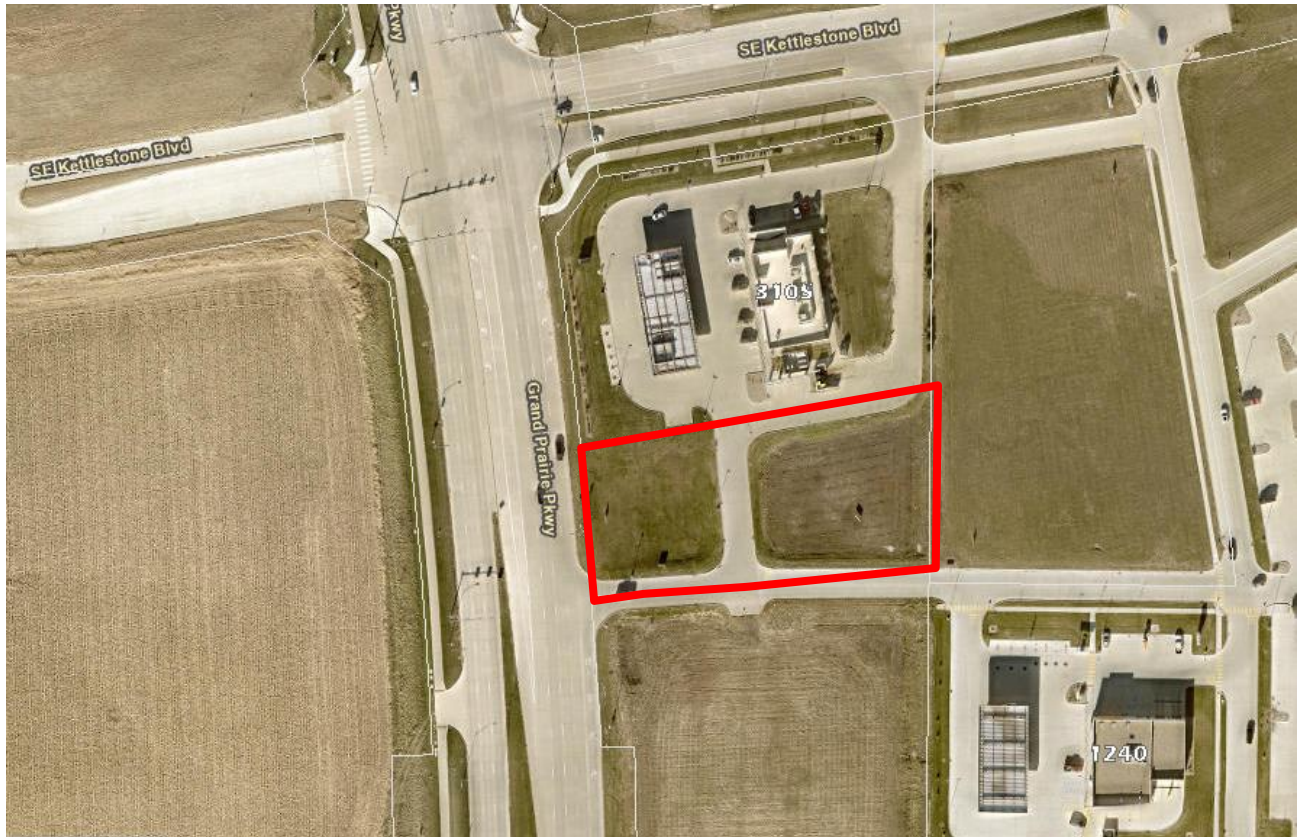
Location and Size:

Property is located east of Grand Prairie Parkway and north of Interstate 80, containing approximately 1.35 acres.

Property Address:

3145 Grand Prairie Parkway

AREA MAP



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

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|----------------------|---------------------|---|
| Property in Question | Vacant – Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| North | Kum & Go Gas Station | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| South | Vacant – Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| East | Vacant – Undeveloped | Regional Commercial | K-RR (Kettlestone Retail Regional District) |
| West | Vacant - Undeveloped | Regional Commercial | A-1 (Agricultural District) |

PROJECT DESCRIPTION

The project involves the construction of a building that is proposed to be approximately 2,139 square feet in area. The proposed building includes three service garage spaces for oil changes. The customer will enter the garage on the east side and exit on the west side. A trash enclosure is shown in the northeast corner of the property and a monument sign is proposed along the west property boundary adjacent to Grand Prairie Parkway.

ACCESS AND PARKING

Access to this site will be from the private street to the south as well as an access road from Kum & Go that splits this parcel. A blanket access agreement and shared ingress/egress easements are in place to allow access to and from adjacent sites.

A total of 9 parking spaces are required for this site and they are providing a total of 9 parking spaces plus one handicap accessible space for a total of 10 parking spaces. The applicant is providing six queuing spaces in addition to the three bay spaces inside the building. The applicant is also providing a bicycle rack for the required bicycle parking spaces per the Kettlestone Design Guidelines. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be installed along the north and south side of the building

UTILITIES

All utilities exist in the immediate vicinity to this site and will be extended as needed to service the building. Storm water detention will be provided with the detention basin located on the property to the east.

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 52%. The applicant has provided the required number of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of brick and fiber cement board, overhead doors and storefront glazing. A total of 62% of the east and west facing facades will be fenestration. The trash enclosure is proposed to be constructed of brick similar in style and color to the primary structure.

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 preliminary plat, site plan and final plat for Valvoline Waukee / Oakleaf Plat 2 subject to remaining staff comments and review of the legal documents