



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Deery Brothers Car Dealership – Site Plan

DATE: November 14, 2017

GENERAL INFORMATION:

Applicant:

Deery, Deery, & Deery, LLC & The Rose Companies

Requested Action

Site Plan Approval

Location and Size:

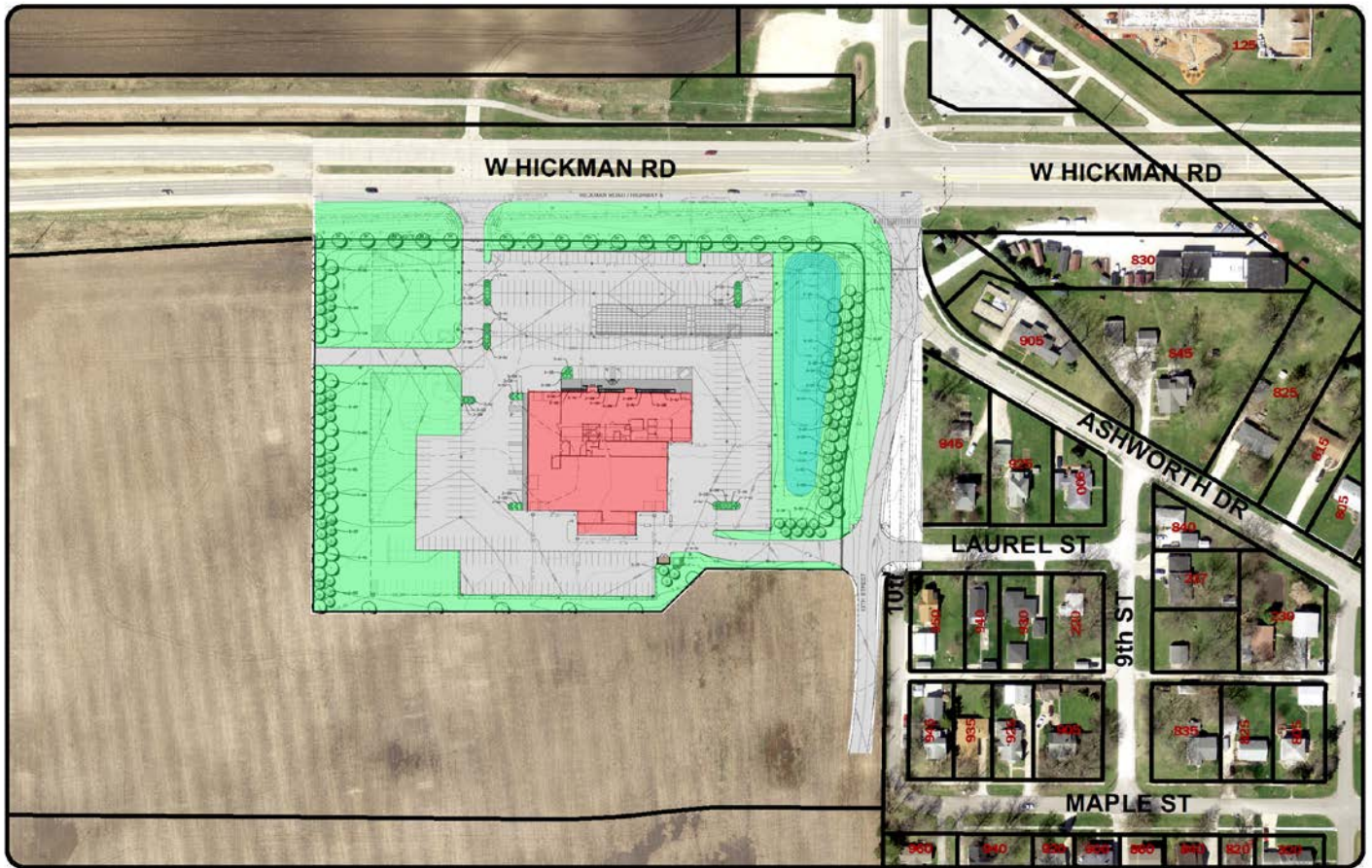
Property is generally located south of Hickman Road, west of 10th Street, containing approximately 9.05 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	C-1 / R-4
North	Agricultural	Employment	A-1
South	Agricultural	Neighborhood Residential	R-2, PD-1/R-2, & R-4
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	A-1

BACKGROUND:

The subject property is located south of Hickman Road and west of 10th Street. The property was annexed rezoned in 2016. The commission reviewed and approved a preliminary plat for the property in late 2016 as well. The applicant requests approval of a site plan to construct a Deery Brothers car dealership for new and used car sales.



ABOVE: Aerial of subject property in relation to the surrounding area.

PROJECT DESCRIPTION:

The project involves the construction of a 40,000 square foot car dealership building and associated display lot. The dealership will also feature automotive service/repair and a total of 40 employees are estimated. The site plan also identifies a car wash on the south side of the building, a trash enclosure, and a fenced storage area on the south side of the development.

ACCESS AND PARKING:

Access to the site will be provided off of Hickman Road via a right-in/right-out access. Additional access will be provided via a full access off of 10th Street. In the future this access may become a right-in right-out when the full build of 10th Street occurs.

Customer parking is provided along the north and west sides of the building. Employee parking is provided west of the dealership building. A total of 90 spaces are required and the site plan indicates a total of 114 parking spaces. In addition, to the required parking the site plan identifies 280 spaces for car sales display. The site plan identifies additional areas on the plan for future display areas.

A 10 foot wide trail will be constructed along 10th Street as part of the site improvements.

UTILITIES:

Utilities to the site will be constructed as part of the plat improvements. Sanitary sewer will be provided from the south. Water service will be provided from the east. Storm water management will provided in an underground system for a portion of the site and the remainder will be detained in a pond to the southwest.

LANDSCAPING & OPEN SPACE:

The required open space for the site is 20% and the site plan indicates a total of 25.5 % open space will be provided. A 30 foot landscape buffer is indicated along the east side of the property to provide screening from the adjacent single-family residential to the east. Additional landscaping is shown throughout the site.

ELEVATIONS:

The proposed dealership building materials include EIFS, aluminum wall panels, precast panels, glazing, stone, metal paneling, and glazing. The proposed buildings meet the intent of the Site Plan Ordinance.

LIGHTING PLAN

The applicant has submitted a lighting plan and staff is working with the applicant to adjust the proposed lighting levels to comply with the Site Plan Ordinance.

STAFF RECOMMENDATION

At this time Staff is comfortable with the proposed site plan and would recommend approval of the site plan and subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner