

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Mister Carwash Waukeee – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

GENERAL INFORMATION

Owner: Alices, LC

Applicant: Mister Carwash

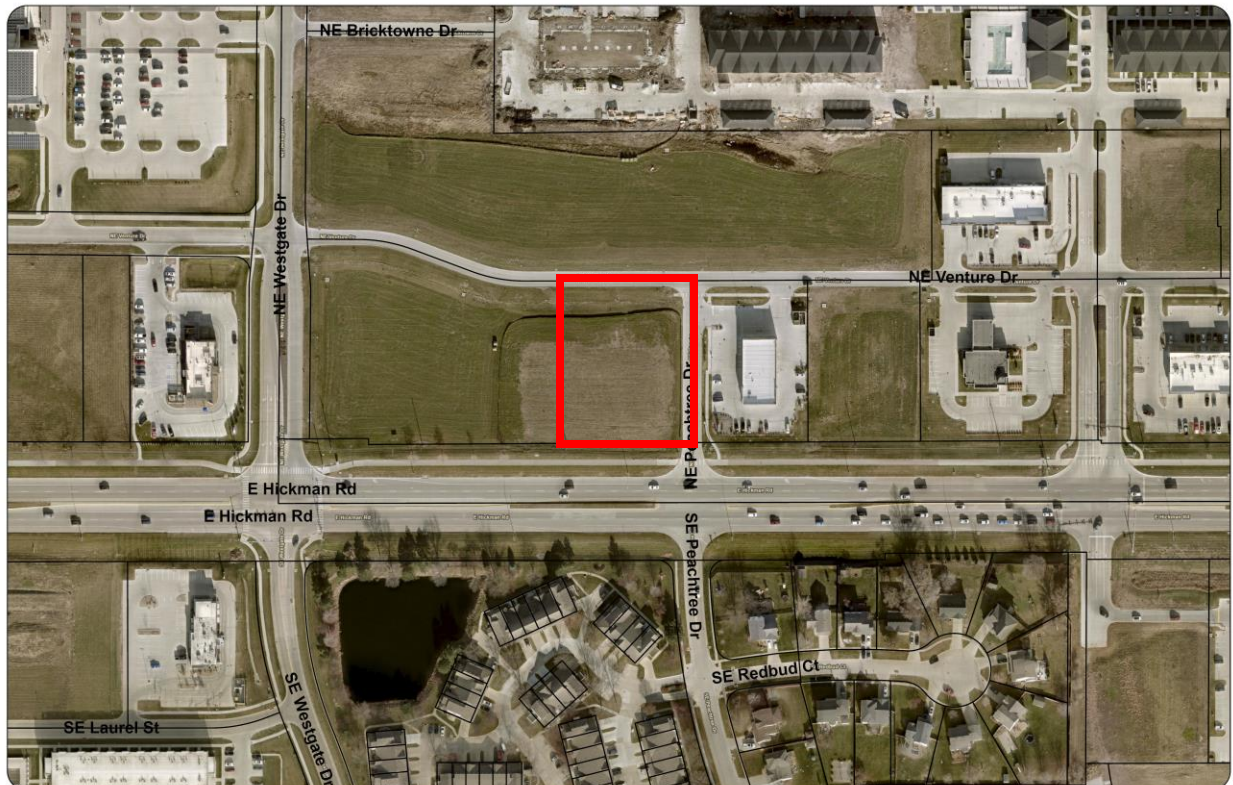
Project Manager: Amanda Thomas, ISG

Request: The applicant is requesting approval of a site plan for a carwash.

Location and Size: Property is located north of Hickman Road and east of NE Westgate Drive, containing approximately 1.27 acres.

Property Address: 555 E. Hickman Road

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	Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
North	Vacant - Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
South	Townhome Residential	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Retail (Firestone)	Mixed Use	C-1B (Large Scale Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story, carwash building. The building is proposed to be approximately 5,460 square feet in area. A vacuum / trash enclosure is shown just to the northwest of the proposed building and a vacuum enclosure is shown to the west of that, across the drive aisle. An attendant shelter and canopy are shown at the far west side of the site. This is where customers will pay for their car wash, prior to entering. Vacuums are included interior to the site.

ACCESS AND PARKING

Two accesses are provided to this site from the private street, NE Venture Drive.

A total of 3 parking spaces and 11 queuing spaces are required for the car wash. The total amount of parking proposed is 5 parking spaces and 15 queuing spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

Five-foot-wide sidewalks will be installed along both the east and north sides of the site, including a connection to the trail along Hickman Road. A pedestrian connection is provided into the site from the sidewalk along NE Venture Drive.

UTILITIES

All utilities will be provided to this site. Storm water detention will be accommodated in the existing private detention basins located to the north of this site. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

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 42%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of stone veneer, split face block, EIFS, and aluminum storefront system. Overhead doors are proposed on the north and south elevations. The other structures on site will also include materials to match the building.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site and Building Development Standards.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Mister Carwash subject to remaining staff comments.