

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee U-Haul – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: October 7, 2022

MEETING DATE: October 11, 2022

GENERAL INFORMATION

Owner: Amerco Real Estate / U-Haul International

Applicant: U-Haul

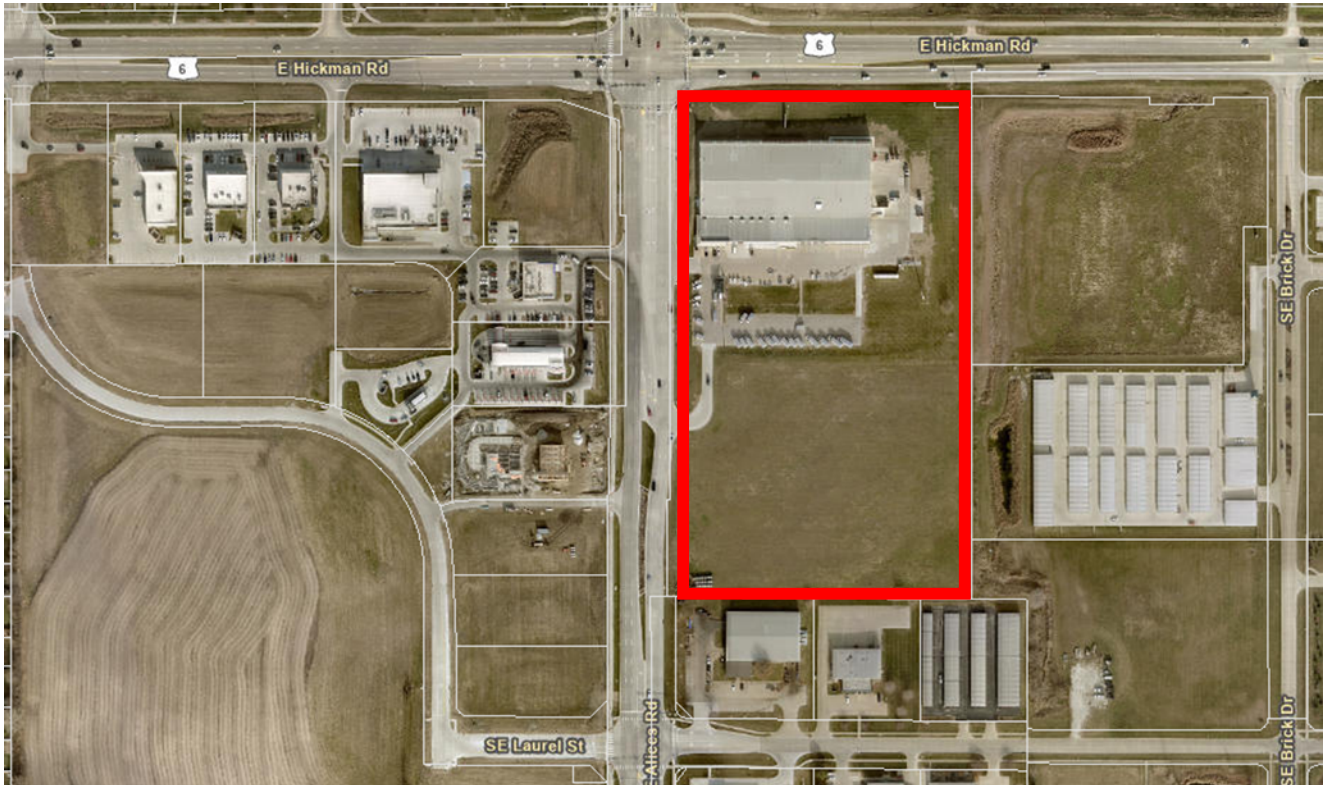
Project Manager: Bob Gibson, CDA

Request: The applicant is requesting approval of a site plan for a U-Haul self-storage facility.

Location and Size: Property is located south of Hickman Road and east of SE Alice's Road, containing approximately 13.98 acres.

Property Address: 245 SE Alice's 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	U-Haul Storage Facility	Mixed Use	M-1 (Light Industrial District)
North	Vacant - Undeveloped	Mixed Use	A-1 (Agricultural District)
South	Light Industrial (Iowa Cremation, Dynamic Machining)	Neighborhood Commercial	M-1 (Light Industrial District)
East	LockBox Storage Facility	Mixed Use	C-1 / PD-1 (Community and Highway Service Commercial District) (Planned Development District)
West	Commercial / Retail (IHOP, LOF Xpress, Tommy's Carwash)	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District) (Planned Development District)

PROJECT DESCRIPTION

The project involves the construction of a multi-story storage facility. The building is proposed to be approximately 17,112 square feet in area and 40-feet in height. All storage units will be interior to the building. One overhead door is proposed, which will allow for access into the building for the interior storage of portable storage pods. This will not be accessible to the general public. One storage building exists on the site and is approximately 69,925-square feet in area.

ACCESS AND PARKING

Two accesses are provided to this site from SE Alice’s Road and currently exist.

A total of one parking space is required and five parking spaces are being provided, including an accessible parking space. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A 5-foot sidewalk will be constructed along SE Alice’s Road for the duration of the property. No sidewalks or trails will be required along Hickman Road.

UTILITIES

All utilities service the site. The utilities will be extended as required to service the new building. Storm water detention will be accommodated in the open space on the east side of the lot.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 64.5%. 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 Pre-Cast Concrete, Hardie Plank Lap Siding and Trim elements. The elevations comply with the Site Plan Ordinance.

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 Waukee U-Haul subject to remaining staff comments.