



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Enterprise R-A-C Waukee – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** December 9, 2022

**MEETING DATE:** December 13, 2022

### GENERAL INFORMATION

**Owner:**

IPE1031 REV438, LLC

**Applicant:**

Dane Wright with D Wright Construction

**Owner's Representative:**

Seth Sunderman, PE with Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for a retail building for Enterprise Rent-A-Car.

**Location and Size:**

Property is generally located north of Hickman Road and west of Warrior Lane, containing approximately 2.08-acres.

**Property Address:**

80 N Warrior Lane

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed site plan (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Vacant / Waukee Family YMCA	Mixed Use / Institutional	C-1 (Community and Highway Service Commercial District) and C-1B (Large Scale Commercial District)
South	Healthcare Office – Mercy Clinic	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Commercial (Dentist Office and Bank)	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped / Greenway	Mixed Use	A-1 (Agricultural District) and C-1 (Community and Highway Service Commercial District)

## HISTORY

The subject property is currently vacant and was platted as Lot 2 of Waukee Greenway Park Plat 1 in 2010. The property contains a few parking spaces that are currently being utilized by the Mercy Clinic to the south. There is a shared parking and access agreement that will remain in place between the two lots.

## PROJECT DESCRIPTION

The project involves the construction of a 2,400 square foot, single-story building for Enterprise Rent-A-Car. The main entrance to the building is along the east side. The building includes a carwash at the west side of the building. The overhead doors for the carwash are located along the north and south elevations of the building.

The parking lot at the west side of the site will be used for the rental cars. A trash enclosure will be provided along the south side of the site along the interior east/west drive.

## ACCESS AND PARKING

Two accesses are provided into this site from the public streets. One along N Warrior Lane and one along NW Venture Drive. Both accesses already exist today.

A total of 111 parking spaces are required for the proposed site plan and they are providing 29 spaces for customer and employee parking. In addition, they are providing 79 spaces for rental car parking.

## SIDEWALKS/TRAILS

Five-foot-wide sidewalks will be provided along both NW Venture Drive and N Warrior Lane. A private sidewalk will be provided from the sidewalk along NW Venture Drive into the site.

## **UTILITIES**

All public utilities will be provided to this site. Stormwater management will be accommodated within the detention basin that is located along the west side of the site.

## **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 32.3%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

## **LIGHTING PLAN**

A photometric plan for the site lighting has been submitted and reviewed by staff. The lighting plan complies with the adopted guidelines.

## **ELEVATIONS**

The elevations of the building are proposed to be constructed mainly of split face CMU, brick, and storefront system. The roof will be composed of asphalt shingles.

## **COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Mixed Use. The overall goal of the Mixed Use classification is to provide flexibility to better tie together different land uses within a given project or neighborhood.

## **STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval subject to remaining staff comments.