



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukeee Greenway Park Plat 2 –
Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: January 23, 2025

MEETING DATE: January 28, 2025

GENERAL INFORMATION

Applicant:

D Wright Properties

Owner:

D Wright Properties, LLC and LADCO Properties XXXI,
LLC

Owner's Representative:

Larry Hyler, PLS – Bishop Engineering

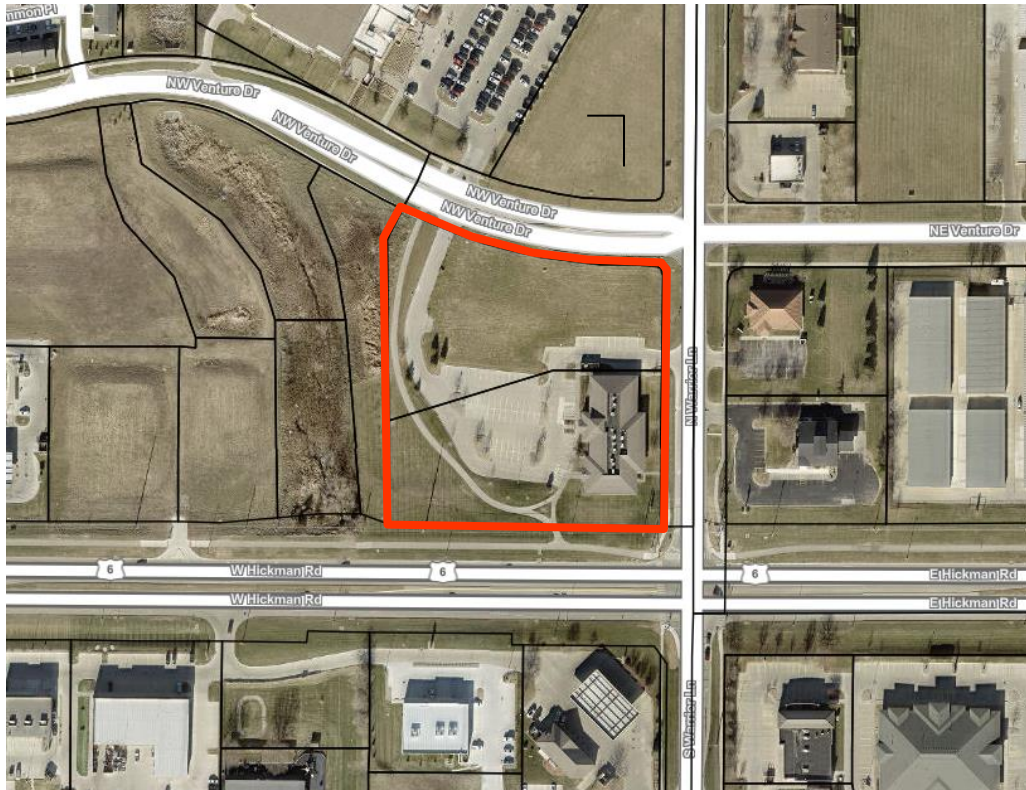
Request:

The applicant is requesting approval of a final plat for
a commercial subdivision.

Location and Size:

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

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Commercial – Mercy Medical Clinic and Enterprise Rent-A-Car	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	Commercial – Casey’s gas station and O’Reilly Auto Parts store	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 was originally platted in 2010. The Mercy Clinic, located on the southern lot, was also built in 2010. A site plan for Enterprise Rent-A-Car, located on the northern lot, was approved and constructed in 2023. A portion of the clinic’s parking lot is located within the Enterprise Rent-A-Car’s lot. The request is to replat the two lots in order to clean up the lot lines so that the parking for the clinic is located within the clinic’s own lot and not on the adjacent lot.

PROJECT DESCRIPTION

LOTS

The final plat identifies two lots. Lot 1 is 1.68-acres in area and contains the Enterprise Rent-A-Car. Lot 2 is 2.50-acres in area and contains the Mercy Clinic. Both proposed lots meet the minimum requirements of the C-1 zoning district.

STREETS, UTILITIES & TRAILS

There are no public improvements associated with the plat.

EASEMENTS

All proposed easements have been indicated on the plat. Public ingress/egress easements will be provided to provide access to both lots as well as to provide the Mercy Clinic access to their parking lot from the driveway access off of NW Venture Drive. A public trail easement will be provided for the existing public trail that is located across the two lots from Hickman Road to NW Venture Drive.

STAFF RECOMMENDATION

The proposed plat is in general conformance with the Subdivision Ordinance and the existing land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for Waukee Greenway Park Plat 2 subject to remaining staff comments and review of the legal documents.