



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Veridian Credit Union – Site Plan

DATE: September 13, 2016

GENERAL INFORMATION:

Applicant: Veridian Credit Union

Requested Action: Site Plan Approval

Location and Size: Property is generally located at the southwest corner of Hickman Road and SE Alice’s Road containing approximately 1.73 acres.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|------------------------------|--------------------------|------------------|
| Property in Question | Vacant - Undeveloped | Community Village | PD/C-1 |
| North | Hy-Vee, Hy-Vee Gas, Westbank | Community Village | C-1B |
| South | Vacant - Undeveloped | Community Village | PD/C-1 & PD/C-1A |
| East | Atlantic Bottling | Community Village | M-1 |
| West | Westgate Neighborhood | Neighborhood Residential | R-2 |

BACKGROUND:

The subject property is located at the southwest corner of Hickman Road and SE Alice’s Road. The property in question is approximately 1.73 acres. The applicant, Veridian Credit Union, requests site plan approval for a credit union to be located at 1090 E. Hickman Road.

UTILITIES:

All utilities will be extended to this site during platting. Sanitary sewer will be extended from SE Westgate Drive. Water service will be provided off of SE Westgate Drive. A 1,200 gallon grease trap is also indicated on the utility plan for the site.

Storm water will be detained in a pond on the north side of the site. This pond will discharge into the Hickman Road storm sewer and then ultimately into a tributary of Walnut Creek.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total project area is 1.73 acres and the proposed amount of open space is 54% of the project area. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS:

The proposed building will be constructed of stone, EIFS, brick, glazing, and metal roofing. Colored elevations are included for review.

STAFF RECOMMENDATION:

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

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner