



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Central Plaza – Site Plan

DATE: March 8, 2016

GENERAL INFORMATION:

Applicant: Greater Iowa Credit Union & Three-Sixty Group

Requested Action: Site Plan Approval

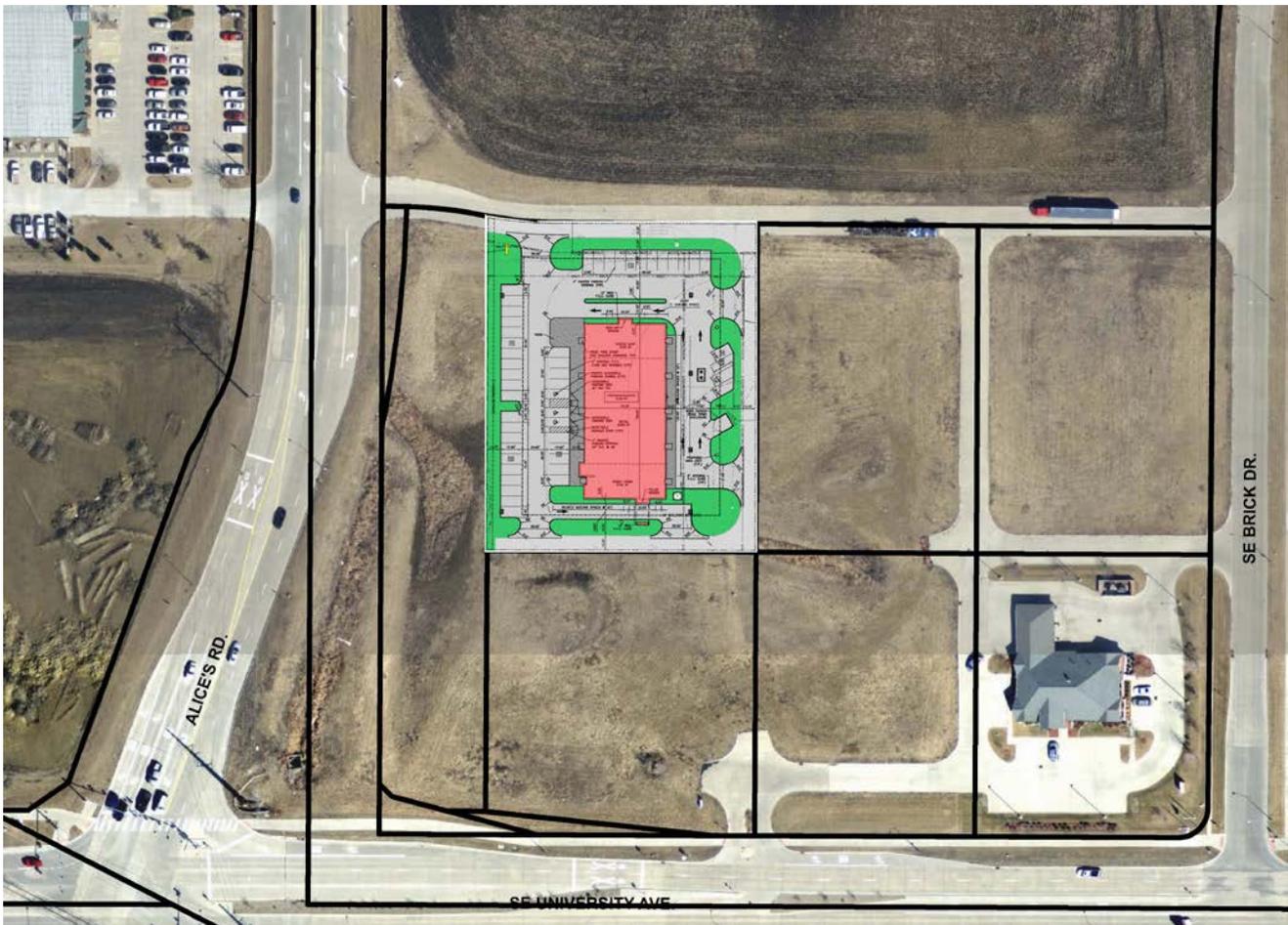
Location and Size: Property is generally located east of 6th Street and north of SE University Avenue containing approximately 1.46 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1A
North	Vacant – Undeveloped	Community Village	PD/C-4 & PD/C-1A
South	Vacant – Undeveloped	Community Village	C-1
East	Winhall at Williams Pointe / People’s Trust and Savings Bank	Neighborhood Residential	PD/R-3 & PD/C-1A
West	Gilcrest Jewett	Community Village	C-1A & M-1A

BACKGROUND:

The property in question is a 1.46 acre lot within Williams Pointe Plat 15, located east of SE Alice’s Road and north of SE University Avenue. The subject property was originally rezoned in 2005 as part of a planned development and has been platted a number of different times. The applicants, Greater Iowa Credit Union and Three-Sixty Group propose to construct a multi-tenant retail/commercial building.



ABOVE: Aerial of Concept Plan identifying the proposed transportation facility and Surrounding Properties.

PROJECT DESCRIPTION:

The project involves the construction of a 10,650 square foot multi-tenant retail/commercial building. The site plan identifies three tenant spaces. Spaces for a coffee shop and a credit union have been identified on the plan set. The coffee shop and credit union spaces are proposed to both have drive-thru windows. The trash enclosure for the proposed building is located on the east side of the site.

The proposed exterior lighting for the site has been reviewed and is in compliance with the Site Plan Ordinance.

ACCESS AND PARKING

Access to the site will be provided via an existing unnamed private road on the north side of the property and SE University Avenue. The private road provides access to SE Alice's Road and SE Brick Drive. Ingress and egress via SE university Avenue will be restricted to right-in right-out access only.

The Parking Ordinance requires 46 spaces for this site and the site plan identifies a total of 49 parking spaces. Queuing spaces are also required for the drive-thru windows for which 6 are required and 10 have been provided.

UTILITIES

Sanitary and water services have already been extended to the lot from previous plats of the property. Storm water detention will be provided in the adjacent outlet. The coffee shop portion of the building will be connected to a grease interceptor.

LANDSCAPING

The site plan ordinance requires 20% open space for this site and the site plan plan indicates that 20.2% will be provided. Landscaping has been provided along the perimeter of the site in compliance with require planting requirements.

ELEVATIONS

Pre finished metal paneling, brick, glazing, burnished block, and EIFS are some of the proposed building materials. The proposed elevations meet the intent of the Site Plan Ordinance with respect to architectural requirements. All mechanical units will be roof mounted and will be screened.

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 and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner