



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: University of Iowa Community Credit Union –
Site Plan

DATE: June 13, 2017

GENERAL INFORMATION:

Applicant: University of Iowa Community Credit Union

Requested Action Site Plan Approval

Location and Size: Property is generally located north of Hickman Road and west of NE Alice's Road and containing approximately 1.13 acres.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|-----------------------------|--------------------------|----------------|
| Property in Question | Vacant | Community Village | C-1B |
| North | Hy-Vee Grocery Store | Neighborhood Residential | C-1B |
| South | Waukeee Market Place Plat 1 | Community Village | PD/C-1 |
| East | Vacant | Neighborhood Residential | A-1 |
| West | Hy-Vee Gas Station | Community Village | C-1B |

BACKGROUND:

The subject property is located at the northwest corner of the Hickman Road and NE Alice's Road intersection. The subject property was initially platted as an outlot within The Crossing at Alice's Road development. In 2016, the lot was platted as part of The Crossing at Alice's Road Plat 4. The applicant purchased the lot from Hy-Vee with the intent to construct a credit union on the property.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 6,155 square foot building to be utilized as a credit union owned and operated by University of Iowa Community Credit Union. The site plan identifies the building located in the center of the site with parking located on the south and east side of the building. The building will also feature a drive-thru component which is indicated to have three drive-thru bays as is located on the north side of the building. The trash enclosure is also located on the north side of the site.

ACCESS AND PARKING:

Access to the site will be provided on the north side of the site from the private drive that will be shared with the adjacent Hy-Vee store to the north. This drive provides access to NE Alice’s Road or Hickman Road. Two points on ingress/egress are provided to the site on the north side.

The Parking Ordinance requires 3 parking spaces per 1,000 square feet of floor area and 3 queuing spaces per drive-thru lane for banks. The required amount of parking for this proposed building is 19 spaces and a total of 9 queuing spaces. The applicant proposed to provide 34 parking spaces and indicates 9 queuing spaces for the three drive-thru lanes.

No public sidewalks are being constructed as part of this project, however, the site plan does identify a pedestrian connection to the existing private sidewalk that is on the south side of the private access drive.

UTILITIES:

Utilities are currently available to the site. The site plan identifies the water connection coming from an existing private water main on the north side of the site. The sanitary connection will be provided from the existing 10-inch sanitary sewer that is located along Hickman Road. Storm water detention will be accommodated with an underground system. The system will connect to an existing 21-inch storm sewer that is located along the east side of NE Alice's Road and which will outlet the water to the north.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space and the site plan indicates that 38.91% open space will be provided. Landscaped areas fronting the parking areas along Hickman Road and NE Alice's Road will be provided. Additional screening around the transformer and trash enclosure is also indicated on the Landscape Plan.

ELEVATIONS:

The proposed building is a single story building. The proposed materials include cultured stone, architectural metal paneling, fiber cement paneling, and glazing. Staff feels comfortable with the proposed elevations as they demonstrate the appropriate use of primary and secondary materials as identified in the Site Plan Ordinance. In addition, the elevations provide architectural interest on all sides on the building.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The photometric plan and fixtures meet the requirements outlined within the Site Plan Ordinance.

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