



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Veridian Credit Union – Site Plan

DATE: February 27, 2018

GENERAL INFORMATION:

Applicant: Veridian Credit Union

Requested Action: Site Plan Approval

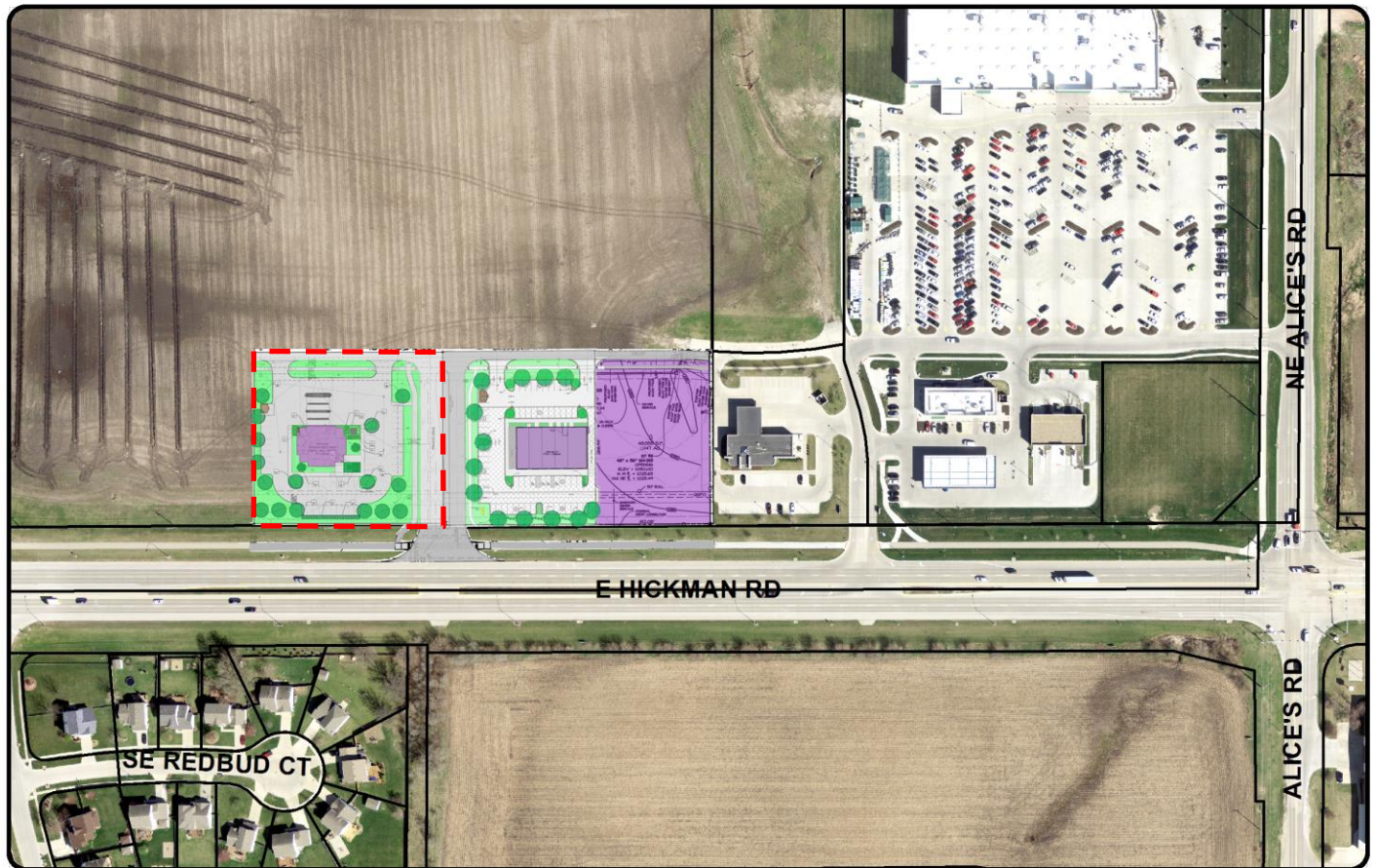
Location and Size: Property is generally located north of Hickman Road and west of Alice's Road and contains approximately 1.74 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1B
North	Springs at Waukee Apartment Complex	Neighborhood Residential	R-3
South	Single Family Residential/ Waukee Market Place Development	Neighborhood Residential/ Community Village	R-2 / C-1/PD
East	Commercial Property within Prairie Crossing Plat 6 – Currently Under Construction	Community Village	C-1B
West	Vacant	Community Village	C-1B

BACKGROUND:

The subject property is located north of Hickman Road and west of Alice's Road, just west of Hy-Vee within the Prairie Crossing Plat 6 development. The applicant is requesting approval of a site plan for a credit union. In 2016, Veridian Credit Union had received approval of a site plan to be located at the southwest corner of Hickman Road and Alice's Road, within the Waukee Market Place development. That project never started and since that time, Veridian has explored other options and have decided on this new location within the Prairie Crossing Plat 6 development.



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

PROJECT DESCRIPTION:

The project involves the construction of a one-story building that is proposed to be 5,965 square feet in area. Included in the square footage, on the north side of the building, is a canopy for a drive-thru area that will feature four drive-thru stalls. The trash enclosure is proposed to be located on the northwest side of the site.

ACCESS AND PARKING:

One access point off of Hickman Road serves the Prairie Crossing Plat 6 development. This access is just east of the subject property and will align with the access to the Waukee Market Place development, located on the south side of Hickman Road. Two accesses are provided to the site off of NE Venture Drive (the private drive located to the north of this site).

The Parking Ordinance requires 3 parking spaces per 1,000 square feet of gross floor area for bank buildings. The proposed building requires 25 parking spaces and the site plan identifies a total of 49 parking spaces.

SIDEWALKS/TRAILS:

A five foot wide sidewalk will be constructed on the north side of the site along NE Venture Drive and a eight foot wide sidewalk will be installed along the east side of the site as part of the site improvements. Pedestrian connections are provided off of these proposed sidewalks which provide access into the site. Several sidewalks are planned internal to the site, primarily around the building from the parking areas.

UTILITIES:

All utilities will be provided to this site. The site plan identifies the water connection coming from the water main located to the north of the site. The sanitary connection will be provided from the existing 18-inch sanitary sewer that is located on the south side of the site, along Hickman Road. Storm water detention will be accommodated in the existing private detention basins located to the north of this site, on property also owned by the same owner as the subject property. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 29.9%. Landscaping is being provided per the landscaping ordinance.

ELEVATIONS:

The elevations of the building are proposed to be constructed primarily of wood-look fiber cement panels, gray fiber cement panels, brick, stone and aluminum. The windows include a green aluminum sunshade and the main entrance includes a green aluminum canopy.

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

Melissa DeBoer, AICP
Planner II