

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Dupaco Community Credit Union Site Plan **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: May 20, 2022

MEETING DATE: May 24, 2022

GENERAL INFORMATION

Owner/Applicant: Dupaco Community Credit Union

Owner's Representative: Scott Anderson, Snyder & Associates

Request: The applicant is requesting approval of a site plan for a new banking and financial institution.

Location and Size: Property is located at the southwest corner of the intersection of East Hickman Road and SE Alice's Road and contains approximately 1.76 acres.

Property Address: 1090 E. Hickman Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Green State Credit Union	Community Commercial	C-1B (Large Scale Commercial District)
South	IHOP Restaurant	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	U-Haul Storage and Truck Rental	Mixed Use	M-1 (Light Industrial District)
West	ALDI Grocery Store	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)

BACKGROUND

In 2020, the subject parcel was platted as Waukee Market Place Plat 3 Lot 1 and the initial site plan submittal was made at that time. The original site plan included a two-story building approximately 12,000-square feet and 38-feet in height.

The initial site plan application was later withdrawn and a revised site plan was submitted in February 2021.

PROJECT DESCRIPTION

The project includes the construction of one credit union building approximately 6,400-square feet in size and one-story in height, which includes a drive-thru option along the southeasterly side of the building. The building at its highest point will be just over 31-feet tall. A trash enclosure will be provided near the southwest corner of the site. The trash enclosure will be constructed with the same materials as the building.

ACCESS AND PARKING

Standard vehicular access for the proposed site will occur in a variety of ways. There will be two access drives available – one will connect with the ALDI parking lot on the west side and the second access drive will be on the south side of the property where the existing parking area is located. Private streets leading to the credit union will be accessed from East Hickman Road to the north and SE Alice’s Road to the east.

Forty-nine parking spaces, which include two van-accessible handicapped spaces will be provided on site.

SIDEWALKS/TRAILS

One 5-foot-wide sidewalk will be installed along the south property line that will provide pedestrian access to the site from the 10-foot trail along the west side of SE Alice’s Road. Additional private sidewalks will be installed interior to the site to provide further pedestrian access.

UTILITIES

The parcel is currently served by all necessary utilities. These services will be extended to service the building.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the site area is required to be open space. The total amount of open space provided is 51.9%. The applicant has provided plantings in accordance with the Landscaping and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of concrete masonry units (CMU), glass and metal paneling. Elevations and material samples of the proposed building have been provided for review.

LIGHTING PLAN

The applicant has submitted a photometric plan and manufacturer's cut sheets and the plan meets the lighting requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan subject to remaining staff comments.