



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Central Plaza II – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** May 5, 2023

**MEETING DATE:** May 9, 2023

### GENERAL INFORMATION

**Owner/Applicant:**

Greater Iowa Credit Union

**Owner's Representative:**

Keith Weggen, Civil Design Advantage

**Request:**

The applicant is requesting approval of a site plan for a commercial building.

**Location and Size:**

Property is generally located north of SE University Avenue and east of SE Alice's Road, containing approximately 1.03 acres.

**Property Address:**

1165 SE University Avenue

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed site plan (outlined in **BLUE**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
North	Commercial – Safe Splash	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
South	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Commercial – Peoples Bank	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
West	Vacant – Undeveloped	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)

**PROJECT DESCRIPTION**

The project includes the construction of a single-story building that is 7,759 square feet in area. The building is 20-feet in height. The building will be used for retail space. The main entrance to the building is located along the south side.

A trash enclosure is proposed at the northeast corner of the site and a monument sign is shown at the southwest corner of the site, along SE University Avenue.

**ACCESS AND PARKING**

There are several existing private accesses into this site from the surrounding properties. There is one existing access directly into the site from SE University Avenue along the south. No new accesses are proposed.

A pedestrian connection will be provided into the site from the trail along SE University Avenue. Several internal sidewalks will provide access around the building and parking lot areas.

A total of 31 parking spaces are required for the proposed site plan. The total amount of parking proposed is 49 spaces including 2 accessible stalls.

**UTILITIES**

This site will be serviced with all public utilities. Storm water detention is provided with a regional detention basin located to the west of the subject site.

### **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 26%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

### **ELEVATIONS**

The elevations of the building are proposed to be constructed mostly of storefront glazing, brick, and EIFS. The trash enclosure will be constructed of CMU and brick to match the building.

### **COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Central Plaza II subject to remaining staff comments.