



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Greater Iowa Credit Union – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: August 18 2023

MEETING DATE: August 22, 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 1.22 acres.

Property Address:

1145 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	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	Vacant – Undeveloped	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District / Planned Development District)
West	Storm Water Detention Pond	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 5,957 square feet in area. The building is 22-feet in height. The building will be used for a bank and retail space. The main entrance for the bank space is at the southwest corner of the building and the main entrance for the retail space is located at the east side of the south elevation. A drive-thru is proposed for the bank to the north of the building. A canopy is proposed for the three drive-thru lanes.

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. One new access will be provided at the northwest corner of the site, off of the existing private drive to the north.

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 21 parking spaces are required for the proposed site plan. The total amount of parking proposed is 36 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 34.8%. 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 stone, brick, aluminum siding, and glazing. The trash enclosure will be constructed of 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 Greater Iowa Credit Union subject to remaining staff comments.