



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Community Choice Credit Union  
Waukeee – Rezoning

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

**REPORT DATE:** May 24, 2024

**MEETING DATE:** May 28, 2024

### GENERAL INFORMATION

**Owner/Applicant:**

Community Choice Credit Union

**Owner's Representative:**

Eric Cannon, P.E. – Snyder & Associates

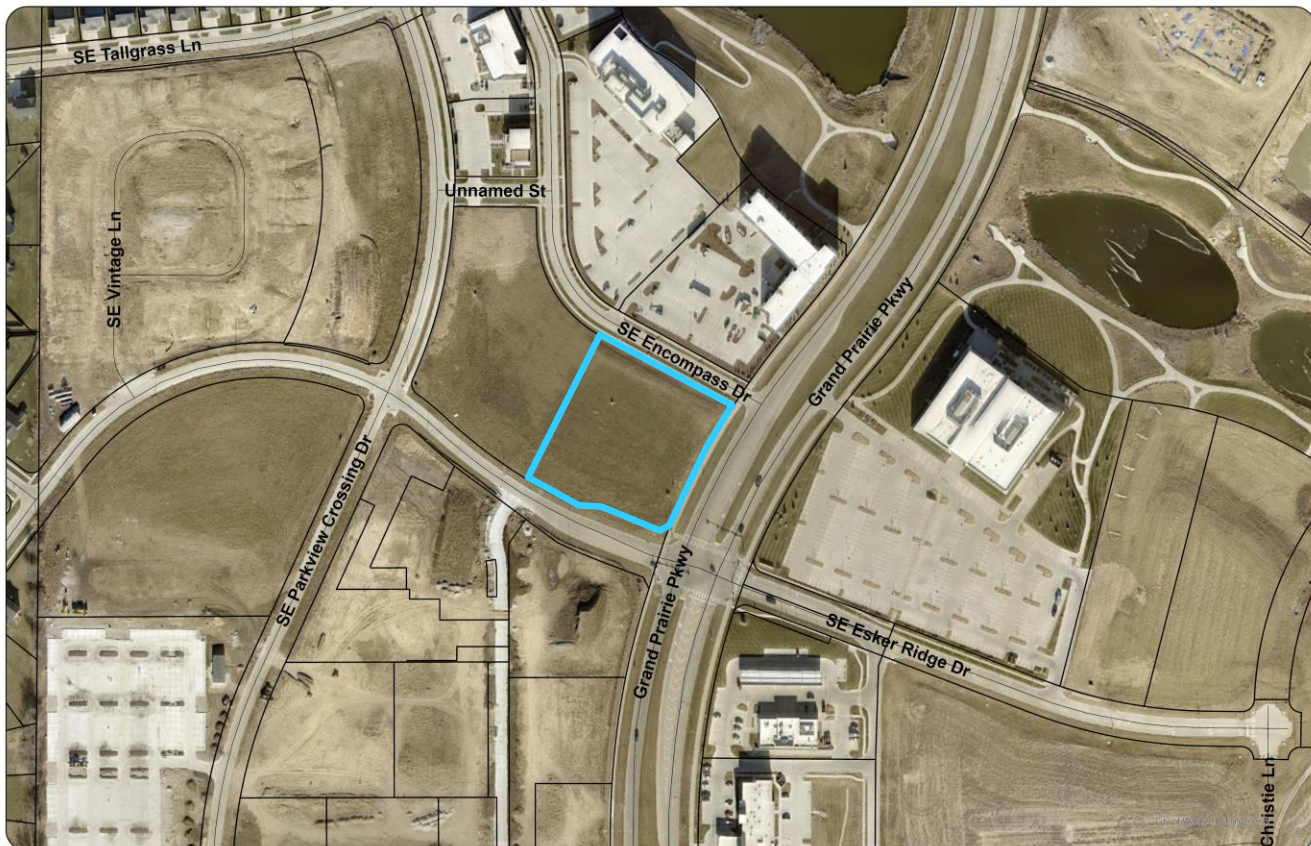
**Request:**

The applicant is requesting approval of a rezoning for a commercial development.

**Location and Size:**

Property is generally located north of SE Esker Ridge Drive and west of Grand Prairie Parkway, containing approximately 2.09-acres.

### AREA MAP



**ABOVE:** The area outlined in **BLUE** is the area proposed to be rezoned.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	K-OF (Kettlestone Office District)
North	Multi-Family Residential – Center Stage Apartments	Business Park	K-MF-HIGH (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay)
South	Commercial – McDonald's	Community Commercial	K-RR (Kettlestone Retail Regional District) / PD-1 (Planned Development Overlay)
East	Office – Holmes Murphy	Business Park	K-OF (Kettlestone Office District)
West	Vacant – Undeveloped	Community Commercial / Business Park	K-MU (Kettlestone Mixed Use District)

**BACKGROUND**

The subject property is located north of SE Esker Ridge Drive and west of Grand Prairie Parkway. The property is approximately 2.09-acres in area and is currently undeveloped land. The property is currently platted as an outlot within The Shops at Kettlestone North Plat I. The applicant requests that the entire subject property be rezoned from K-OF, Kettlestone Office District, to K-RC, Kettlestone Retail Community District, for future commercial development.

Notification to adjacent property owners was mailed on May 16, 2024. The rezoning sign was placed on the property by the May 21, 2024, deadline. Staff has not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan provided shows a two-story building that is 16,500 square feet in area. The building is proposed to include multiple uses, including a credit union with flexible meeting space, a restaurant, a coffee shop with a drive through, and a drive through on-site ITM associated with the credit union. The current zoning of K-OF allows for all of the proposed uses except for the drive through proposed with the coffee shop. Rezoning the property to K-RC will allow for the drive through associated with the coffee shop, plus all of the other proposed uses. The bulk regulations for K-OF and K-RC are the same, with no minimum setback requirements unless adjacent to single-family residential. Both districts have no minimum lot area or lot width requirements.

**COMPREHENSIVE PLAN**

The subject property is classified as Community Commercial in the Imagine Waukee 2040: Comprehensive Plan. Community Commercial is defined as areas that include commercial uses that provide goods and services for a 3 to 6 mile trade area radius. Community Commercial uses typically are located along minor or major arterials and would serve a large portion of the Waukee community.

**STAFF RECOMMENDATION**

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for Community Choice Credit Union Waukee.