



EAGLE MOUNTAIN CITY
City Council Staff Report

JULY 19, 2016

Project: Alpine Credit Union Site Plan
Applicant: Ryan Mackowiak
Request: Site Plan
Type of Action: Action Item

Planning Commission

The Planning Commission recommended approval for the Alpine Credit Union site plan by a vote of 5-0. There was one condition of approval that the applicant adds awnings to all the windows on the side elevations of the building except the drive through window. The applicant agreed to this condition.

Preface

This application is for a Site Plan located in the Porter's Crossing Town Center site Lot 2 – approximately .53 ac in size. The Porter's Crossing development was approved by the City Council on May 3, 2011, along with a master site plan and preliminary plat (approved April 2011). This proposed project is for the Alpine Credit Union.

Buildings & Commercial Design Standards

The building square footage is approximately 3000 sq. ft. Building elevations and renderings have been submitted for the Alpine Credit Union. The building design complies with nearly all of the City's Commercial Design Standards. Staff recommends, however, that the applicant reduce the amount of stucco on the structure by adding additional rock or other exterior-2r materials. EMMC 17.72.040–F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.



The applicant changed the design a little bit by changing the roof of the Credit Union to match the color on the Ridley's grocery store. Any minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking

Required parking based on approximate building square footage is 10 total stalls. The project provides 11. There are 2 ADA required stalls. To the west of the proposed site is more proposed parking

associated with Ridley's grocery store. The developer is going to pave and stripe this large area with the construction of the credit union.

Landscaping

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The Credit Union will be responsible for the landscaping on the Credit Union site. All plants and trees are drought tolerant. The applicant has asked to not have a dumpster but, instead regular sized garbage cans. The reason for this the Credit Union does not have enough refuse to require a full sized dumpster. Staff agrees with this request.

Lighting

A lighting plan has been submitted and complies with the City's dark sky ordinance. Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs

Any proposed signs will require a sign permit(s) prior to any construction.

Recommendation

Staff recommends that the City Council approve the Alpine Credit Union site plan be approved with any conditions that the Council feels are appropriate.

Recommended Motions

The recommended motions are provided for the benefit of the City Council and may be read or referenced when making a motion. The City Council has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the City Council approve the Alpine Credit Union site plan.

Attachments

Overall Site Plan
Building Elevation

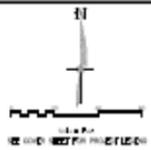
AS SHOWN ON THE
 2011 PLAT OF
 20 LOTS

EXISTING PAVED DRIVE AREA

PART OF LOT 1

EXISTING PAVED DRIVE AREA

PORTERS CROSSING PKWY



LIT 2

CONCRETE

SITE SURVEY	25.41 SF (0.58 ACRES)
ZONING DESIGNATION	COMM (COMMERCIAL)
FRONT SETBACK	20'
SIDE SETBACK	5'
REAR SETBACK	20'
PARKING REQUIRED	11 SPACES (2.44 SF AT 1000 SQ FT)
PARKING PROVIDED	15 SPACES INCL. (1) ADA-SIG.
BUILDING FOOTPRINT	3,004 SF (69.2%)
LANDSCAPED	2,109 SF (47.1%)
TOTAL ASPHALT	13,402 SF (30.2%)
EXISTING ASPHALT	3,750 SF (8.4%)
NEW ASPHALT	10,452 SF (23.6%)
CONCRETE	2,109 SF (47.1%)

NOTES:

- 1) EXISTING CURB & GUTTER
- 2) PROPOSED NEW CURB & GUTTER - SEE SCALE PLAN
- 3) PROPOSED NEW SIDE WALK CURB & GUTTER - SEE SCALE PLAN
- 4) PROPOSED NEW FRONT DRIVE CURB & GUTTER TO 10' FROM ALL BUILDING WALLS
- 5) ALL SIDEWALK WALLS SHALL BE 4" HIGH (10' MIN) TO BE IN ALL DIRECTIONS
- 6) NEW SIDEWALKS ARE TO BE LOCATED AS SHOWN AND NEW SIDEWALKS AND SIDEWALKS TO BE 4" HIGH (10' MIN)
- 7) WALKS PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER
- 8) WALKS SHALL BE ASPHALT AND SHALL BE 4" HIGH TO 10' FROM A SIDEWALK AND SHALL BE 4" HIGH TO 10' FROM A SIDEWALK
- 9) EXISTING SIDEWALKS
- 10) PROPOSED NEW SIDEWALKS - SEE SCALE PLAN

DATE	DESCRIPTION

CIR
 ENGINEERING, L.L.C.
 1001 W. WYOMING ST., SUITE 100
 DENVER, CO 80202

ALPINE CREDIT UNION
 6500 NORTH WYOMING CROSSING, DENVER, CO 80249
 SITE PLAN

SCALE: 1" = 10'-0"

DATE: 11/11/11

PROJECT: C1

PROJECT NO: 11-001

EXTERIOR FINISH CALCULATIONS

NORTH ELEVATION = 635 SF
 EIFS = 421 SF (66%)
 GLAZING = 33 SF (5%)
 STONE = 181 SF (29%)

SOUTH ELEVATION = 764 SF
 EIFS = 140 SF (18%)
 GLAZING = 174 SF (23%)
 STONE = 450 SF (59%)

WEST ELEVATION = 902 SF
 EIFS = 356 SF (40%)
 GLAZING = 201 SF (22%)
 STONE = 345 SF (38%)

EAST ELEVATION = 902 SF
 EIFS = 384 SF (43%)
 GLAZING = 196 SF (22%)
 STONE = 322 SF (35%)

TOTAL EXTERIOR WALL = 3,203 SF
 TOTAL EIFS = 1,301 SF (41%)
 TOTAL GLAZING = 604 SF (19%)
 TOTAL STONE = 1,298 SF (40%)



FINISH FLOOR ELEVATION
 EL. 145'-5 1/2"

AVG. FINISH GRADE
 EL. APPROX. 99'-3"

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ALPINE CREDIT UNION - EAGLE MOUNTAIN
 SOUTH ELEVATION



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 EAST ELEVATION



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NORTH ELEVATION



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WEST ELEVATION