



Eric Carstens, AICP
Planning Manager
Community Development – Planning
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

December 9, 2022

Re: Project narrative for the property 2012 SE Delaware Avenue

Dear Mr. Carstens,

This letter is to detail our application for Site Plan Approval to build a new single-story 3,310SF freestanding retail banking center with an attached through-the-wall drive-up ATM. The proposed JPMC development will be located at an outlot, which is at the northeast portion of the parcel addressed 2010 SE Delaware Avenue, in the Delaware Centre II Shopping Center. The proposed Chase Bank building and associated parking lot will be located on the 0.67-acre piece of land which currently is a public parking lot. New parking stalls and landscaping, to improve the aesthetics of the area. The proposed grading at the parking lot/building pad will mimic existing site. The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the commercial development in the area. The proposed Banking Center is comprised of cultured stone (limestone color), “midnight black” brick, “platinum” brick and aluminum composite panels along with a black anodized storefront system. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

The proposed schedule has construction commencing by April 10, 2023 (pending regulatory approvals) and an anticipated occupancy date of late fall 2023.

Parties Involved:

Applicant
Ed Arp
Civil Engineering Consultants, Inc.

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner
DLE Seven LLC.
Denny Elway
Sevn Way Trust

Landscape Architect
Ed Arp
Civil Engineering Consultants, Inc.

Civil Engineer
Kent Zarley
Civil Engineering Consultants, Inc.

Ground Lessee
Michael Braun
obo JPMChase Bank, NA



Zoning Classification:

The property in question is in a zoning district classified as C-2 General Retail, Highway Oriented, and Central Business Commercial District.

Type of Business:

The type of business is a retail banking center with a drive-through service lane for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of (1) teller, (1) lead teller, (2) bankers, (1) branch manager, (1) mortgage loan officers, (1) financial advisor and (1) business banker.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.

Phase 1 Summary:

The Phase I ESA did not identify any on-site nor off-site Recognized Environmental Conditions (REC).

Stormwater Management Summary:

General site grades and grades for exterior surface features will be set to direct surface drainage away from buildings, across large, paved areas and away from walkways.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Bike racks and increased pedestrian connectivity to public ROW and adjacent development to encourage alternative methods of transportation
- Installation of additional trees/landscaping within development area
- LED lighting

Transportation Impacts:

The proposed bank will not significantly alter the current circulation and traffic flow into the development and to the neighboring properties.



Soil Summary:

The existing fill encountered varies in consistency and composition but is generally composed of sandy lean clay with variable amounts of gravel. This fill should not be used as structural support below footings. This fill is 5 to 7 feet deep. Groundwater is near 14 feet below existing grade.

A handwritten signature in black ink, appearing to read 'Tim Meseck'. The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Timothy R. Meseck
The Architects Partnership, LTD.