



Commercial Preliminary Development Plan (PDP)

Bank of America – 1801 NW Chipman Rd
Application #: PL2025307
City Council Hearing 2/24/2026

Agenda

- Existing Conditions
- Project Description
- Project Details
- Applicants Letter - Responses
- Questions

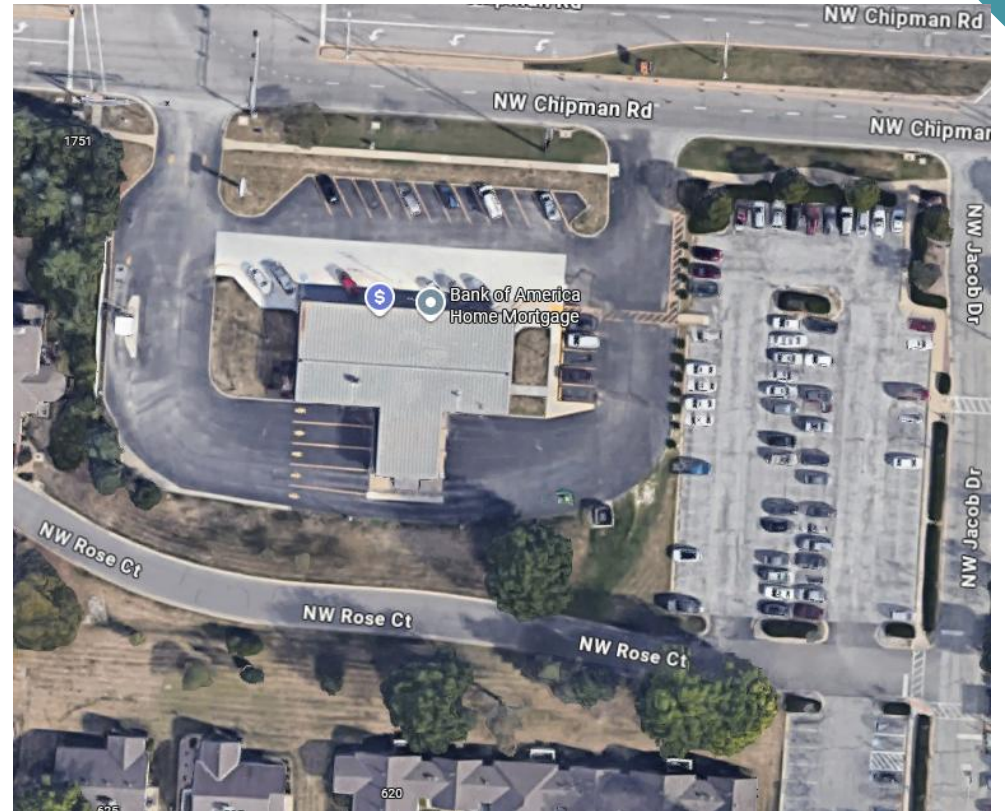
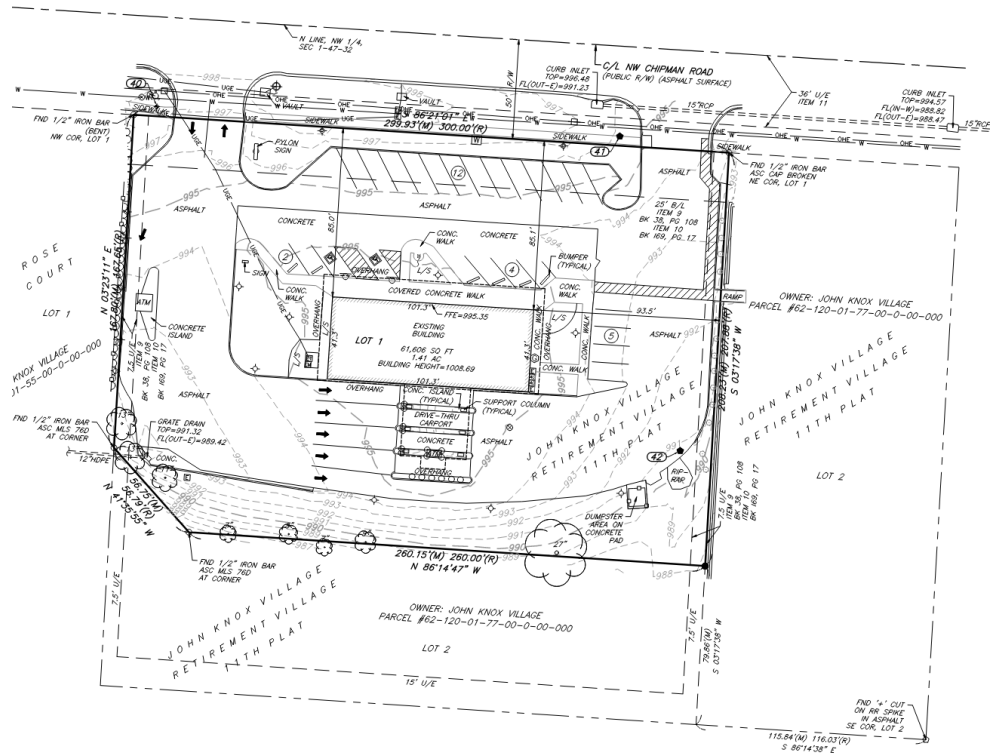


Existing Conditions

- Approximately 4,185 sf, single story financial center on a 1.41-acre parcel
- Remove Drive-Up ATM, accessory parking, and landscaping
- 2 Drive-way curb-cuts accessing NW Chipman Rd
- Zoned CP-2: Planned Community Commercial District
- 25 existing off-street parking spaces
- No pedestrian connection to R/W



Existing Conditions



- Approximately 4,720 sf, single story financial center on a 0.93-acre parcel
- Remaining (Eastern) 0.48-acre area to be subdivided
- Two remove Drive-Up ATMs, accessory parking, and landscaping
- No change to the 2 curbs-cuts accessing NW Chipman Rd (1 fully signalized, the other R/in-R/out)
- No change in zoning
- 27 off-street parking spaces
- Pedestrian connection to R/W



Project Description

Project Details - Elevations

STOREFRONT

ALUMINUM STOREFRONT

AF-2 ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM. REFER TO A60.51 FOR DIMENSIONS AND GLAZING TYPES.

EXTERIOR FINISHES

CEMENT PLASTER

PT-03 MANUFACTURER: PAREX USA PREMIER STUCCO
PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY
FINISH: MATCH BENJAMIN MOORE CHARCOAL SLATE FLAT

PT-15 MANUFACTURER: PAREX USA PREMIER STUCCO
PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY
FINISH: MATCH CITADEL ENVELOPE ARCTIC WHITE FLAT

EXTERIOR METAL PANEL CLADDING SYSTEM

EPS-3 MANUFACTURER: CITADEL
PRODUCT: ENVELOPE 200 RAINSCREEN SYSTEM
FINISH: ARCTIC WHITE SATIN

EPS-8 MANUFACTURER: CITADEL
PRODUCT: ENVELOPE 200 REVEAL (RV) SYSTEM
FINISH: ARCTIC WHITE SATIN

EXTERIOR STONE CLADDING SYSTEM

STN-2 MANUFACTURER: BRICKIT
PRODUCT: RUNNING BOND BRICK
FINISH: WHITE

STN-3 MANUFACTURER: ECHOLON MASONRY
PRODUCT: 12x24, 1" CORDOVA STONE VENEER W/
GRIDWORK SK VENTILATED FACADE CLADDING SYSTEM
FINISH: GRANITE, GROUND FACE

GLAZING

GL-2 1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED

GL-7 1" INSULATED BACK-PAINTED SPANDREL GLAZING PANEL
FINISH TO MATCH AF-2

BRAKE METAL FLASHING

BM-1 BRAKE METAL AT EPS-3 & PT-15
COLOR SHALL MATCH WALL FINISH PER SAMPLE

BM-2 BRAKE METAL BASE AT STN-2
COLOR SHALL MATCH WALL FINISH PER SAMPLE

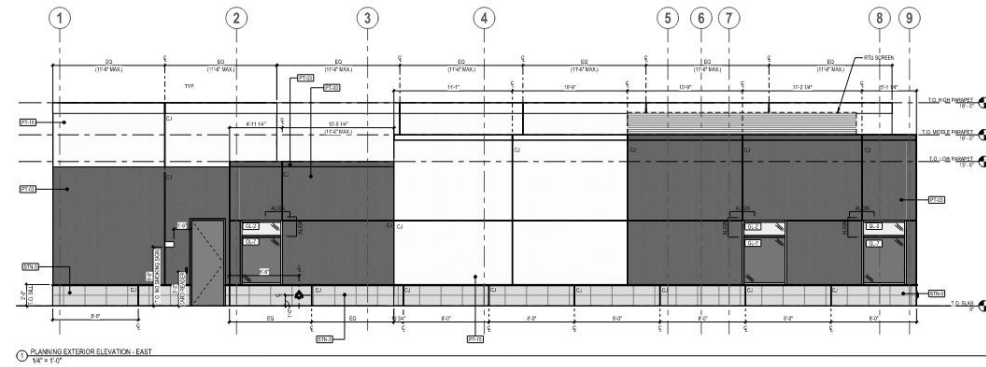
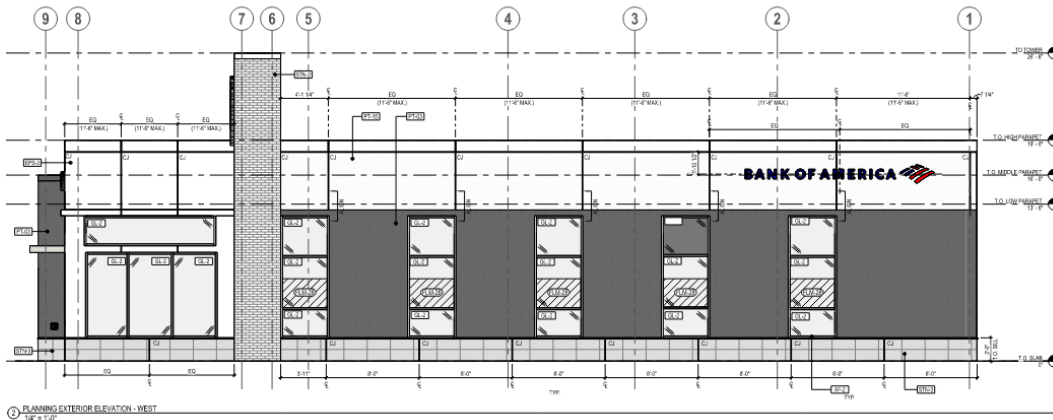
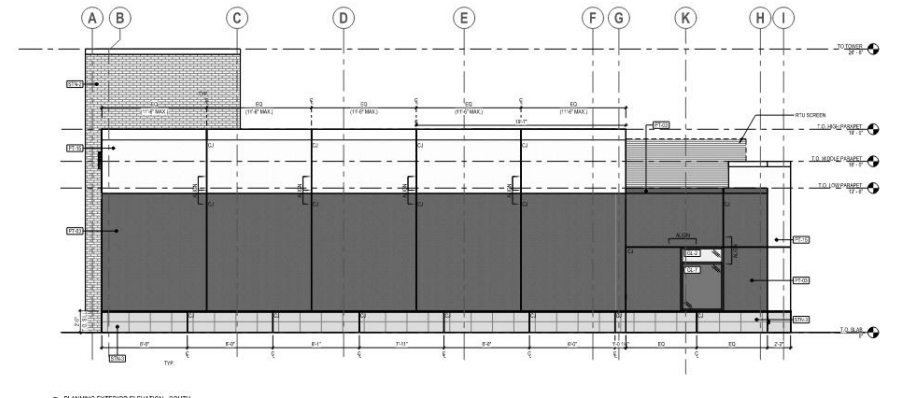
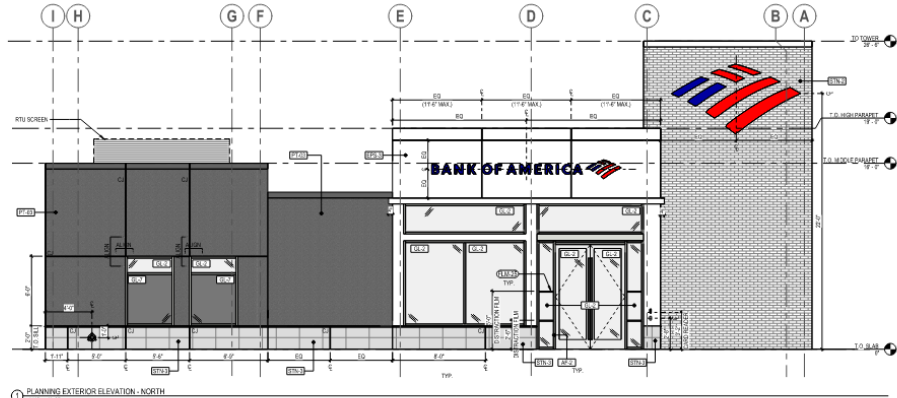
BM-3 BRAKE METAL BASE AT STN-3
COLOR SHALL MATCH WALL FINISH PER SAMPLE

BM-4 BRAKE METAL BASE AT PT-03
COLOR SHALL MATCH WALL FINISH PER SAMPLE

BM-5 BRAKE METAL BASE AT AF-2
COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT	MATCH STOREFRONT
METAL PANEL SIDING (EPS-3)	MATCH METAL PANEL
STONE CLADDING (STN-2 AND STN-3)	MATCH STONE
CEMENT PLASTER (PT-03 & PT-15)	MATCH CEMENT PLASTER



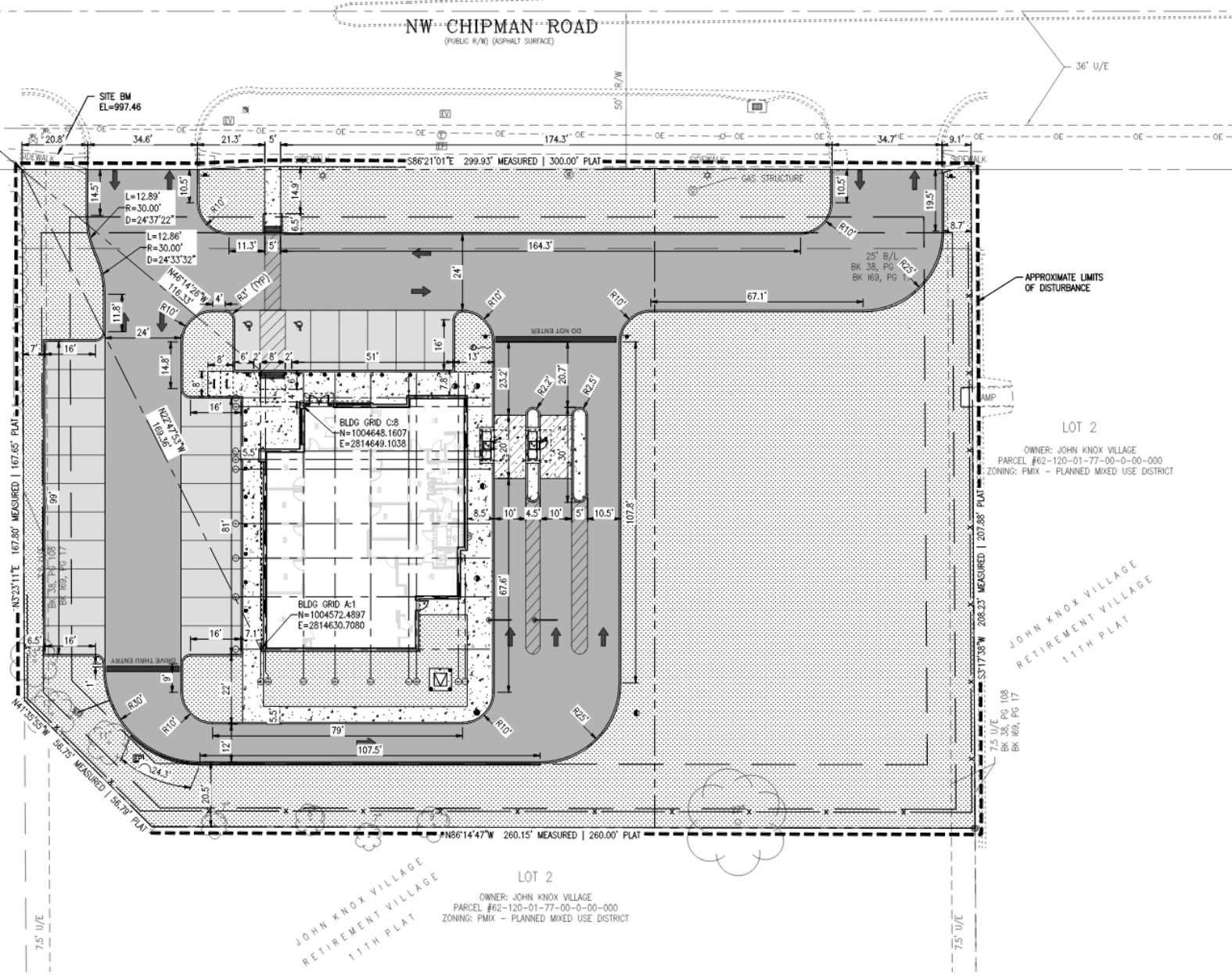
Project Details – Prototypical Renderings



Project Details - Site Plan



LOT 1
OWNER: JOHN KNOX VILLAGE
PARCEL #62-120-01-55-00-0-00-000
ZONING: PMIX - PLANNED MIXED USE DISTRICT



LOT 2
OWNER: JOHN KNOX VILLAGE
PARCEL #62-120-01-77-00-0-00-000
ZONING: PMIX - PLANNED MIXED USE DISTRICT



Project Details - Lighting Plan



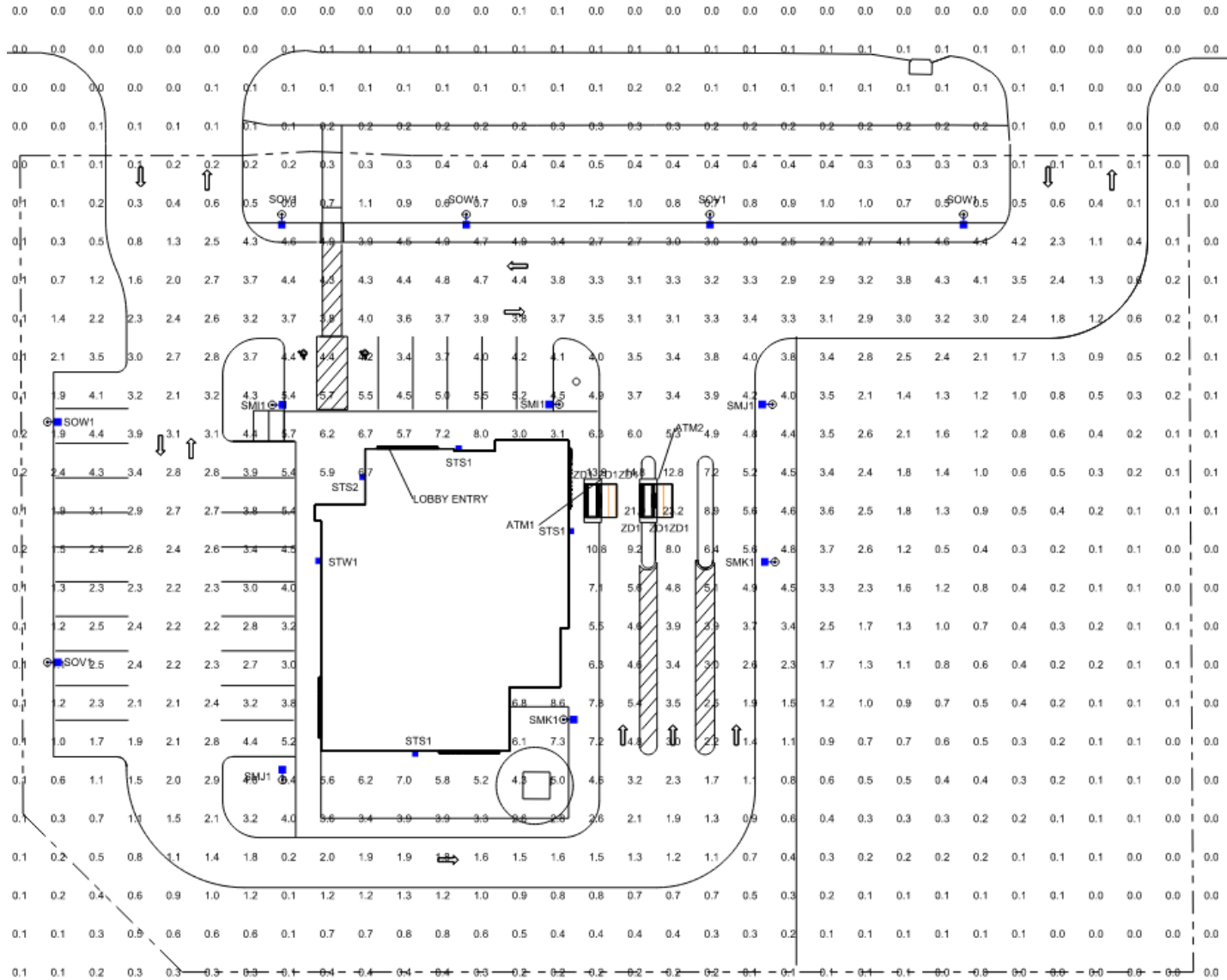
Site and Area

TYPE SM11

OptiForm



OPF-S Small



Applicant Letter – Responses: Planning

- Comment: PARKING DESIGN. A minimum 20' parking lot setback is required from any adjacent residential use. The western boundary of the proposed parking lot is set back 8'-6" from the abutting residential property. A modification to the minimum parking lot setback shall be required to be approved as part of the subject preliminary development plan process. Staff will support granting a modification to allow the parking lot setback as shown on the plans.
- Response: A modification to the parking lot setback on this side is requested (from 20' to 6' as shown in plans)
- Comment: PLATTING. Please note that the future subdivision of the subject property will require a replat of the site via the minor plat or final plat process. This process need not be undertaken until such time as the current property owner intends to convey a portion of the subject property to a separate party.
- Response: Noted. Platting will be completed prior to development of Eastern lot.

Applicant Letter – Responses: Engineering

- Comment: The public sanitary sewer extension work must be within a separate set of Public Infrastructure Plans submitted with the Commercial Final Development Plans for this project. Please be aware that the sanitary sewer easements necessary for the public sanitary sewer extension must be obtained by plat and/or by separate document. This information must be provided to the City and documented on the Commercial Final Development Plans and the Public Infrastructure Plans.
- Response: Noted. A Private Utility locate of the existing sanitary lateral is underway. Should a new main, as depicted on C4.0 be required, the separate public infrastructure plans, and easements will be submitted / dedicated.

Questions?



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NW CHIPMAN ROAD
(PUBLIC R/W) (ASPHALT SURFACE)

CURB INLET
TOP=896.48
FL(OUT-E)=891.23

CURB INLET
TOP=894.57
FL(N-W)=888.82
FL(OUT-E)=888.47

SSMH
TOP=992.65

SSMH
TOP=987.92
FL(N-N)=978.32
FL(OUT-S)=978.12

SEE PROFILE VIEW:
P-WTR ON SHEET C4.1

SEE PROFILE VIEW:
P-SAN ON SHEET C4.1

SEE PROFILE VIEW:
P-STM ON SHEET C4.1

