



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2016

Agenda Item: 715 SW Ankeny Road- On With Life Site Improvements Site Plan

Report Date: August 31, 2016 EJC

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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 715 SW Ankeny Road, On With Life Site Improvements.

Project Summary:

The subject site is the existing On With Life facility located at 715 SW Ankeny Road. It is zoned R-3, Multi-Family Residence District and the current general use is out-patient therapy. The project includes an enabling garden south of their main care facility building allowing them to provide outdoor therapeutic programs and additional space for employees and visitors. The phased project also includes an additional parking area, construction of a bio-retention/rain garden, additional storm water detention area, lighting improvements and additional landscaping.

Overall the site provides 120 parking stalls, 42 of which are required.

No additional signage is proposed with the site improvements.

The landscaping as shown on the plan complies with all applicable regulations.

**Site Plan Worksheet
715 SW Ankeny Road**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The enabling garden and parking area are compatible with the existing building, as well as surrounding sites.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The site provides one hundred and twenty (120) parking spaces, exceeding the 42 spaces required by the code.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

No access related changes are proposed.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

The proposed parking addition is located south of the existing building and will meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

No additional service areas are proposed with these site improvements.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building are underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Detention is generally located southeast and west of the improvement areas. Ultimately the site drains to the west.

- 10. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping conforms to the requirements of the code.

B. Building Design-No Buildings are proposed with this site plan

C. Signs- No new signage is proposed with this submittal.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The circulation system for traffic is appropriate.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

No building additions are proposed with this site plan.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.