



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 22, 2016

Agenda Item: 2220 Northwest State Street – Centennial High School Athletic Improvements Site Plan
Report Date: November 15, 2016 EJC
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2220 Northwest State Street.

Project Summary:

The subject site is +/- 3.60 acres in size and is located on Lot 1, Centennial High School Plat 1. The subject site is located north of the high school, and parking lot, encompassing the football, baseball, and softball fields. The site is zoned R-1, One-Family Residence District.

The proposed site plan includes a +/- 9,100 square foot service building in support of athletic fields at Centennial High School. Additional improvements include sidewalks and paved gathering areas adjacent to the service building, new bleachers for football, baseball, and softball; new dugouts, press boxes, and batting cages.

Proposed building signage includes: Entrance/exit; concession; relocated scoreboard; and high school name and mascot. Signage shown in the site plan is for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

The landscaping shown on the proposed site plan complies with all applicable regulations. Proposed landscaping is in addition to what is minimally required for this site. Outdoor and rooftop service areas and equipment are effectively screened, as indicated on the proposed site plan.

**Site Plan Worksheet
Centennial High School Athletic Improvements 2016**

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.**

Access to the site is provided partly by an existing access from the school and parking lot, as well as a new access extending from a more centralized location of the parking lot. The primary building facade is oriented to the north facing the football field. The building meets all required setbacks required by code.

- 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 circulation of pedestrian traffic via sidewalk access from the adjacent parking lot.

- 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.**

The site will have one access via the adjacent parking lot, and access via an existing concrete path leading to the facilities. Entrances and exits to and from the site will be regulated by two pedestrian gates on the east and west ends of the proposed service building, as well as one vehicle gate.

- 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.**

There are no parking areas indicated on the proposed site plan.

- 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.**

There will be no additional service areas or outdoor storage requiring screening.

- 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 will be 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, away from adjoining property.

- 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.**

Storm water detention for this parcel is already located on-site; due to the minimal improvements to the entirety of the site, the overall impact in regard to detention is considered minimal, and thus is not provided in addition to what already exists.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The applicant proposes to connect to the existing 10" water and 10" sanitary sewer lines along the high school parking lot to the south of the site. 6" water and 6" sanitary lines will be used to service the buildings within the site.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

Landscaped open space is provided throughout the site.

- 12. 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 demolition plan within the proposed site plan indicates eight trees being removed—necessary for new construction. The landscape plan within the proposed site plan indicates 20 additional trees and 44 shrubs provided to enhance the beauty and utility of the site.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The proposed building is a single-story structure. The proposed building will enhance the scale of the existing, adjacent high school.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed materials are a combination of face brick, fiber cement panels, and metal.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The transformer located on the south side of the proposed building will be screened via landscaping. Rooftop mechanical equipment will be shielded from view by the parapet wall and visual screens to match metal roof panels.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The proposed building on the site will be complementary in design, material, architecture style, and scale to the existing, adjacent school building.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

Building signage locations are shown on the site plan, and comply with setbacks. The signage shown on the plans are for reference only. Final design and allowances will be determined with future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

No yard signs are proposed, according to the proposed site plan; however, the signage shown on the plans are for reference only. Final design and allowances will be determined with future sign permits.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 9,100 square foot building, open space, and the circulation system for pedestrian 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.

The proposed building is a single story structure. The proposed building complements the surrounding high school area along Northwest State Street.

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.