



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: December 20, 2016*

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**Agenda Item:** 2502 SE Tones Drive-Ankeny Best Western Site Plan  
**Report Date:** December 14, 2016 *EJC*  
**Prepared by:** Emily Bodeker  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for the Ankeny Best Western Site Plan at 2502 SE Tones Drive.

**Project Summary:**

The subject site is 2.32 acres in size and is located on the northeast side of SE Oralabor Road and Interstate 35 off of SE Tones Drive. The subject parcel is zoned M-1, Light Industrial District and is the site of the previous Chips restaurant. The proposed site plan includes the remodel of the existing building for the hotel lobby, breakfast area, bar, offices and a 921 square foot meeting room. There will also be a 4 story, 21,350 square foot hotel addition with 84 rooms off to the northwest side of the building.

The proposed site plan shows parking on the north side of the building. The plans show 100 parking spaces, 94 of which are required by code.

There are two sidewalk connections that tie into the sidewalk adjacent to the pond near the southwest corner of the site. The proposed site plan shows that two sidewalk connections to the existing pond sidewalk remain after the proposed addition.

The existing sign located on site will be removed with the proposed site plan as it is not located on the subject parcel. A new monument sign location is shown on site on the north side of the existing access drive. Future signage designs and allowances will be determined through the City's sign permitting process, and will comply with the sign regulations in Chapter 195. Depending on the size and design of the sign, the applicant may have to remove and replace one of the existing trees on site.

The landscaping shown on the proposed site plan complies with all applicable regulations. An existing 30" berm will remain to screen head lights from SE Tones Drive. A brick veneer dumpster enclosure is located to the southeast of the building and will be screened from public view.

**Site Plan Worksheet**  
**2502 SE Tones Drive**

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 site will continue to have access off of SE Tones Drive. A row of parking will be added to the site to accommodate the building addition and change of use but generally the layout of the parking and site access will not change. The existing building will remain in place and the building addition will be constructed to the northwest of the existing building.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**  
The site plan complies with the parking lot requirements of the code. All open space requirements of the code have been met.

- 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 parking lot area and access will generally remain unchanged. The proposed site plan shows parking on the north side of the building. The existing parking on site will remain and the developer will add one row of parking on the north side of the site to accommodate the building addition and change in use.

- 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 Public Works Director.**

The proposed entrances and exits to the site continue to be appropriate and the parking lot circulation continues to be adequate.

- 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.**

Parking is located on the north side of the building. An existing 30" landscaping berm will continue to screen headlights from SE Tones Drive. The trash enclosure is located on the south east side of the site and will be constructed of CMU block to match the building.

- 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.**

A screened dumpster is located near the southeast corner of the site. The trash enclosure will be constructed of CMU block to match the building.

- 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 away from adjoining property and 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.**  
Storm water is being piped to the detention pond located to the west of the site.
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 Public Works Director.**

The applicant proposes to connect to existing water and sanitary sewer mains. The building addition and new use can be accommodated with existing utilities.

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.**

The majority of the open space on the site is being provided along the perimeter of 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 proposed landscaping conforms to the open space and shade tree requirements of the code. Existing trees will remain on site with the exception of the tree located on the north side of the entrance. This tree may need to be removed depending on the size and design of the proposed sign. If the tree is to be removed, it will have to be replaced on 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 addition is a four story structure. There are buildings in the general vicinity that are a similar scale.

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

The proposed materials are a combination of EFIS and cultured stone.

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 trash enclosure will be located on the southeast side of the building and will be constructed of CMU block to match the building.

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

There is only one proposed building on this site.

### **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.**

The site plans shows a proposed location for a new ground sign. The existing sign for the Chips Restaurant was not located on the subject parcel. The existing tree adjacent to the sign location may be removed depending on the size and design of the proposed sign. If that is the case, the tree will be replaced on site.

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

Signage shown 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.**

A ground sign location is shown on the proposed site plan. The existing sign on site is not located on the subject parcel. Final designs 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 21,350 square foot building addition and 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.**  
The proposed building will be a maximum 4 stories in height. The proposed building relates to the surrounding development on SE Tones Drive.
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.