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Plan and Zoning Commission
Staff Report

Meeting Date: February 7, 2017

Agenda Item: 1315 North Ankeny Boulevard-Christian Brothers Automotive Site Plan
Report Date: February 1, 2017 EJC
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Christian Brothers Automotive at 1315 North Ankeny Boulevard subject to staff approval of the updated landscape plan.

Project Summary:

The subject site is 1.365 acres in size and is located at 1315 North Ankeny Boulevard. The subject site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed building is a 5,071 square foot auto repair building with an office.

The site plan shows parking on the south and east sides of the proposed building. The plans show 32 parking spaces, 26 of which are required to comply with the Zoning code.

Sidewalk is shown on the east side of the site, adjacent to NE Grant Street. Sidewalk connections will be made from the sidewalk adjacent to NE Grant Street and the existing sidewalk on the west side of the site adjacent to North Ankeny Boulevard.

The location of the ground sign is shown on the southwest corner of the site and will be visible from North Ankeny Boulevard. The proposed location meets the required setbacks of the City's Sign Code. The proposed location is within an existing sanitary sewer easement. The applicant has provided a hold harmless agreement for the sign that will be executed once the sale of the property is finalized. Signage shown 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 will comply with all applicable regulations. The applicant is updating the landscaping plan, which will be reviewed by staff prior to approval of the site plan. The dumpster enclosure is located on the east side of the building. The dumpster enclosure will be constructed with masonry to match the building and will have a steel gate.

Site Plan Worksheet
1315 North Ankeny Boulevard

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 located off of an existing frontage road that runs parallel to North Ankeny Boulevard. The site will also have direct access from NE Grant Street. The building is east/west oriented and meets all 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 will comply with the landscaping and parking lot requirements of the code. The applicant is updating the landscaping plan to meet the City's landscaping requirements. Additional shade trees and open space trees will be added as well as shrubs for headlight screening adjacent to North Ankeny Boulevard.

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 proposed site plan provides 32 parking spaces, exceeding the 26 spaces required by the code. The site also provides connection from the existing sidewalk located along North Ankeny Boulevard to the site. Sidewalk will also be installed on NE Grant Street.

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 two access points. One access is off of NE Grant Street. The site will also have access off of the frontage road that runs parallel to North Ankeny Boulevard on the west side of the site. Traffic circulation is appropriate.

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 to the south and east of the proposed 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.**
   There will be no additional outdoor storage with the exception of a screened dumpster located on east side of the building. The dumpster enclosure will be screened with a building wall extension made of masonry material to match the building and will have a steel gate.

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 detention is located to the south of the proposed parking. Storm sewer will be installed and will connect to existing storm sewer located on the east side of North Ankeny Boulevard.

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 existing 8" water and 8" sanitary sewer located on the west side of 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.**
    The majority of the open space on the site is being provided around 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 will conform to the open space and shade tree requirements of the code.

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, and will be a maximum of 24 feet in height. There are buildings in the general vicinity with 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 brick and limestone.

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 east side of the building and the enclosure will be a building wall extension and be constructed of masonry material.

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.**

   A ground sign location is shown on the site plan and complies with setbacks. The proposed location is within an existing sanitary sewer easement. The applicant has provided a hold harmless agreement that will be executed when the sale of the property is final. The signage shown on the plans are for reference. 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.**

   A ground sign location is shown on the site plan and complies with setbacks. The ground sign elevations shown on the plans is for reference only. 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 5,087 square foot building 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 is a single story structure and will be a maximum of 24 feet in height. The proposed building relates to the surrounding commercial areas along North Ankeny Boulevard.

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.