



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 21, 2017

Agenda Item: 2506 SE Tones Drive-My Place Hotel Site Plan
Report Date: March 15, 2017
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the My Place Hotel Site Plan at 2506 SE Tones Drive.

Project Summary:

The subject site is .829 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 currently a vacant parcel that was previously platted. The proposed site plan includes a 3-story 46 room extended stay hotel and associated site improvements.

The proposed site plan shows parking on three sides of the building. The plans show 49 parking spaces, 46 of which are required by code.

The parking lot on the subject site will tie into the existing developed hotel parcels to the northwest and southeast, one being the existing Chips building which is the site for the Ankeny Best Western Hotel site plan that was recently approved by the Commission.

The sign for the Chips building is currently located on the north corner of the subject parcel. The property owner will work with the owner of the Chips building to remove the existing sign. A new ground sign location is shown on the east side of the site.

The landscaping shown on the proposed site plan complies with all applicable regulations. Shrubs will be planted adjacent to the parking that faces SE Tones Drive to provide the required headlight screening. A CMU block trash enclosure is located to the west of the proposed building. Additional landscaping will be used to further screen it from public view.

**Site Plan Worksheet
2506 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 and be connected to two existing parking lots. The parking areas, spacing and alignment are consistent with surrounding existing development.

- 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 proposed site plan shows parking generally on the north, west and south sides of the building. The parking lot ties into the existing parking lots to the northwest and southeast.

- 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 are appropriate and the parking lot and site circulation is 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, west and south sides of the building. Headlight screening is provided adjacent to the parking that faces SE Tones Drive. The trash enclosure is located to the west of the proposed building and will be constructed of CMU block. Additional landscaping will be planted surrounding the enclosure to help screen it from public view.

- 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 trash enclosure is located to the west of the proposed building. The trash enclosure will be constructed of CMU block.

- 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 surface flowage easement currently exists between the subject property and the hotel property to the southwest. Stormwater for the subject parcel will ultimately end up in the detention pond to the southwest of the site, northeast of the intersection of Interstate 35 and SE Orallabor Road. The west half of the site will surface drain across the parking lots and the east half of the property will be piped to the detention area.

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.

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. Some of the existing trees will remain on site and count towards the overall landscaping requirements.

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 three 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 cement board siding and stone veneer.

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 to the west of the proposed building and will be constructed of CMU block.

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. An existing sign for Chips Restaurant is located on the subject parcel. The applicant is working with that property owner to remove the sign. All signage is shown 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 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.**

Final designs and allowances will be determined with future sign permits. A ground sign location is shown on the site plan and will need to meet the requirements of the code.

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 22,237 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 will be three stories and a maximum of 42'3". 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.