



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 6, 2017

Agenda Item: 225 NW Autumn Crest Dr – Green Acres Storage Site Plan
Report Date: May 31, 2017 *ETC*
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 225 NW Autumn Crest Dr, Green Acres Storage.

Project Summary:

The subject site is 3.13 acres in size, and is located on Lot 1, Autumn Crest Plat 7 that is currently pending final plat approval as of the date of this report. The subject site is located along NW Autumn Crest Dr, near the intersection of NW Autumn Crest Dr and N Ankeny Blvd. The proposed development is a three-story, 126,000 square-foot self-storage building with parking, landscaping, and associated site improvements.

The site is zoned C-2, General Retail and Highway Oriented Commercial District. The properties to the north of NW Autumn Crest Dr are bi-attached single-family homes zoned as R-3, Multiple-Family Residence District. The height of this proposed structure is 39'-10 ¾" to the uppermost point. The Autumn Crest Retail Plaza and Peddicord Family Dentistry adjacent to this site are 28' and 25' respectively in height to the uppermost points.

The proposed site plan includes 25 parking spaces, all of which are required. 20 additional large vehicle parking spaces are also provided, but are not required. The landscaping shown on the proposed site plan complies with all applicable regulations. There is currently no sidewalk existing along Autumn Crest Plat 7 fronting NW Autumn Crest Dr. The proposed site plan indicates a sidewalk along NW Autumn Crest Dr, aligned with the sidewalk to be constructed with the adjacent Peddicord Family Dentistry.

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.

Site Plan Worksheet Green Acres Storage

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 private access drive off NW Autumn Crest Dr between the subject site and the adjacent Peddicord Family Dentistry site, as well as a new access provided directly off NW Autumn Crest Dr. The primary building facade is oriented to the east toward N Ankeny Blvd. 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 parking and circulation. The proposed site plan provides 25 parking spaces, all of which are required by code, as well as 20 additional large vehicle spaces that are not required. The proposed site plan indicates a sidewalk along NW Autumn Crest Dr, aligned with the sidewalk to be constructed with the adjacent Peddicord Family Dentistry.

- 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 directly off NW Autumn Crest Dr, and one access via an existing private access drive off NW Autumn Crest Dr between the subject site and the adjacent Peddicord Family Dentistry site. A provided traffic memo reflects the estimated trips generated, and does not surpass the threshold requiring a traffic study.

- 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 fronting NW Autumn Crest Dr, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is required along NW Autumn Crest Dr, and will be satisfactorily provided.

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 or outdoor trash collection. There is a shared stormwater management easement shared with Autumn Crest Plat 6 to the south. Two large truck staging areas are enclosed as part of the main structure.

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 for this parcel is located on-site via a shared stormwater detention basin in the southern portion of the site with the adjacent Autumn Crest Retail Plaza 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 Community Development Director.**

The applicant proposes to connect to the existing 8" water and 8" sanitary sewer lines along the west property line of the subject site. 6" water and 4" sanitary lines will be used to service the building 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.**

37.5% of open space is provided primarily 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 generally conforms to the open space 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 three-story structure, and 39'-10 ¾" to the uppermost point. The Autumn Crest Retail Plaza and Peddicord Family Dentistry adjacent to this site are 28' and 25' respectively in height to the uppermost points.

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

The proposed materials are a combination of green and white metal siding and a fiber cement siding characteristic of wood.

- 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.**

Trash collection will be located internally to the proposed building, and there are no additional outdoor storage or service areas.

- 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.**

There are no monument sign locations shown on the site plan. 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.**

There are no monument sign locations shown on the site plan. 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 generally 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 building location and circulation system for traffic are 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 three-story structure, and 39'-10 ¾" to the uppermost point. The Autumn Crest Retail Plaza and Peddicord Family Dentistry adjacent to this site are 28' and 25' respectively in height to the uppermost points. The proposed materials are fiber cement board characteristic of wood and green and white metal panels.

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.