

Agenda Item: 1360 NE 36th Street – Ankeny Fire Station No. 3 Site Plan
Report Date: June 1, 2017
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Recommendation:

That the Plan and Zoning Commission approve the site plan for 1360 NE 36th Street, Ankeny Fire Station No. 3.

Project Summary:

The City of Ankeny is proposing another auxiliary fire station at 1360 NE 36th Street, located north of NE 36th Street just west of the entrance to Otter Creek Golf Course. The property has been owned by the City since 2008. The land is currently part of the Otter Creek Golf Course property and is being used for parking for the driving range. The property is zoned R-1, One-Family Residence District. The building is proposed to be 12,260 square feet in size. This facility has been designed to accommodate a maximum of six firefighters/EMTs, the same as Ankeny Fire Station No. 2. The site includes pedestrian and vehicular circulation via paved drives and sidewalks, 27 parking spaces, three detention areas and plantings. It is anticipated that City Council will approve the Final Plat for Ankeny Fire Station No. 3 on June 5, 2017, which creates Lot 1, which is the 1.38 acres for this site plan.

**Site Plan Worksheet
Ankeny Fire Station No. 3
1360 NE 36th Street**

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 has frontage on NE 36th Street to the south and NE Otter Creek Drive to the east. The alignment of the drive to NE 36th Street was dictated by the design of the fire station building in an effort to align the fire apparatus directly with the curb cut for ease of movement to and from the site. The proposed building and site plan are consistent with the two fire stations in town. The parking area is proposed to the north of the building for both fire station employees and those using the driving range.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The surrounding NE 36th Street corridor, on the north side of the street, is largely developed golf course/park, further east are retail commercial uses. The south side of this corridor is developed as residential uses.

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 applicant is providing six-foot wide sidewalk, connecting the front and side doors of the building to the eight-foot wide trail along the NE 36th Street frontage and the five-foot wide sidewalk along NE Otter Creek Drive.

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 access point onto NE 36th Street has been reviewed and not been found to increase congestion or decrease safety. Circulation is contained on site.

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.**

The 27 parking spaces located north of the building are effectively screened from NE 36th Street by the building itself. The applicant has also provided the required quantity of trees to comply with the pavement shading and open space requirements.

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.**

The trash enclosure is located in the northwest corner of the site. The trash enclosure will be constructed with concrete block and faced in brick to match the building. The gates will be 12 gauge galvanized metal, painted 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 this 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 drainage and erosion control has been reviewed and approved by the City's Engineering and Municipal Utilities Departments. Stormwater will be directed to basins on the east and west portions 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 Community Development Director.**

A six-inch water line will be extended to serve this site from an existing twelve-inch water main in the NE 36th Street right-of-way. A six-inch sanitary sewer line will also be extended to serve this site from an existing 15-inch sanitary sewer line in the NE 36th Street right-of-way.

- 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 Zoning Ordinance requires twenty percent of the space to be designated as open space. The proposed development provides 45.37 percent of the site as open space in the front and side yards. The site meets open space requirements.

- 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, parking shading, and screening requirements of the Code. The planting plan can be found on Sheet L200 of the submitted plan set.

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 one-story and will be 12,260 square feet in size. The scale of the proposed building is consistent with the established scale of other commercial buildings in the NE 36th Street corridor.

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

The proposed building will be constructed with a combination of brick and composite metal panels with a base of split face CMU with a cast stone header. Colored elevations have been included. Staff finds that the proposed building materials are consistent with the proposed use and with the other fire stations on NW Ash Drive and SW Oralabor Road.

- 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 is located in the northwest corner of the site. The trash enclosure will be constructed with concrete block and faced in brick to match the building. The gates will be 12 gauge galvanized metal, painted to match the building. The transformer and the generator, located northwest of the proposed building, have been screened by the building itself and by landscape plantings.

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

This is the only building proposed on this site.

C. Signs

A ground sign identifying the south Driving Range, Fire Station No. 3, and the Otter Creek Club House is proposed east of the site. The fire station itself will only have building signage. The proposed ground sign is 8'8" wide and 7'4" in height. The base is 3'-4" in height and will be faced with split face CMU to match the building. The remainder of the sign is brick with a prefinished metal coping with 6" tall aluminum letters. The ground sign will be externally lit from the ground on both sides.

Building signage is also represented on the elevations. The proposed building will only have one sign over the main entrance identifying Fire Station and the number "3". All proposed signage meets the requirements of the sign code.

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 proposed building is outside of the applicable building setbacks.

3. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

As previously stated, the proposed building will be constructed with a combination of brick and composite metal panels with a base of split face CMU with a cast stone header. Colored elevations have been included. Staff finds that the proposed building materials are consistent with the proposed use and with the other fire stations on NW Ash Drive and SE Oralabor Road.

4. Circulation - vehicular and pedestrian

The site provides for adequate parking and circulation. The applicant is providing a 6-foot wide sidewalk, connecting the building to the 5-foot wide sidewalk along NE Otter Creek Drive and the 8-foot trail along the NE 36th Street frontage.

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.