



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 6, 2017

Agenda Item: 2175 N Ankeny Blvd – AAA 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 2175 N Ankeny Blvd, AAA Storage, subject to acceptance of the stormwater management facility easement agreement, sanitary sewer use and maintenance agreement, and water main use and maintenance agreement prior to building permit issuance.

Project Summary:

The subject site is 4.06 acres in size, and is located on part of Lot 7, Northpointe Village Center Plat 1. The site is located in the southwest quadrant of the NE Georgetown Blvd and NE Grant St intersection, with additional ingress/egress to North Ankeny Boulevard. The site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed development is comprised of 126,800+/- square feet of gross building area in seven buildings housing both climate controlled and non-climate controlled self-storage units, as well as parking, landscaping, and associated site improvements.

The proposed site plan includes 25 parking spaces, all of which are required. The landscaping shown on the proposed site plan generally complies with applicable regulations. There is currently no sidewalk existing along this part of Lot 7. The proposed site plan indicates a sidewalk along NE Georgetown Blvd, and will be connected to the existing sidewalk to the south along NE Grant St. 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 AAA 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 ingress/egress easement along NE Georgetown Blvd, as well as an existing ingress/egress easement from N Ankeny Blvd. The primary building facades are oriented to the west facing 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 generally 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 the required 25 parking spaces.

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 NE Georgetown Blvd, and one access via an existing ingress/egress easement from N Ankeny Blvd. 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 primarily in the southwest corner of the site, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is provided along parking areas facing NE Georgetown Blvd and NE Grant St, as well as along the ingress/egress easement from N Ankeny Blvd.

- 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, and trash collection will be located internally. The proposed stormwater detention basin will be treated with a block retaining wall coordinated in color and style, as well as shrubs and trees.

- 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 proposed stormwater management easement on the eastern portion of the site, and will flow into the existing 42" storm sewer along NE Grant St.

- 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 private 6" water and 8" sanitary sewer services owned by the south parcel of Lot 7. 6" water and 6" sanitary lines will be used to service 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.**

Open space is being provided around the perimeter of the site, but primarily along NE Georgetown Blvd and NE Grant St.

- 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.**

Of the seven proposed buildings on the site, one will be a three-story structure that is 43'-5" to the uppermost point; a two-story office that will be 30'-10" to the uppermost point; and a tower feature on one of the single-story structures that is 18'-10" to the uppermost point. 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 building materials are a combination of two types of stone veneer and two types of brick veneer, with a brown, tan, and green color scheme.

- 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 buildings, and no rooftop mechanical equipment will be present.

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

There are seven proposed buildings on the site, and will be reflective of each other in design and materials

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 seven proposed building locations 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.

Of the seven buildings proposed, six are single-story structures with one having a two-story tower. The seventh structure will be three stories with a maximum of 43'-5" feet in height to the uppermost point. The proposed buildings relate to the surrounding commercial areas along N Ankeny Blvd.

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.