



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2017

Agenda Item: 309 N Ankeny Blvd – Hintz Dental Site Plan
Report Date: August 16, 2017 *ESC*
Prepared by: Derek Silverthorn
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 309 N Ankeny Blvd, Hintz Dental.

Project Summary:

The subject development is 1.03 acres (+/-) in size, and is located along N Ankeny Blvd on Lot 8, and part of Lot 7 and Lot 9, Ankeny Mall. The proposed development is an 8,514 square-foot (+/-) dental office with parking, landscaping, and other associated site improvements. The site is zoned C-2, General Retail and Highway-Oriented Commercial District. The surrounding properties to the north, west, and south are also zoned C-2. Properties to the east include single-family residential within the Henderson Park Plat 4 development. The height of the proposed building is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively.

The proposed site plan includes 64 parking spaces, 57 of which are required. The existing initial access to this site from N Ankeny Blvd is followed by two existing means of ingress/egress into the parking lot. The landscaping shown on the proposed site plan complies with all applicable regulations. There is currently a five-foot sidewalk existing along N Ankeny Blvd. A proposed trash enclosure near the northeast corner of the building will be reflective of the building in materials and design. There is one existing monument sign at this location, and several proposed building signs shown on the building elevations. Signage shown on the elevations 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
Hintz Dental

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.**

Initial access to the site is provided via an existing access easement from N Ankeny Blvd, followed by two existing means of ingress/egress into the parking lot. The primary building facade is oriented to the west 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 includes 64 parking spaces, 57 of which are required. There is currently a five-foot sidewalk existing along N Ankeny Blvd.

- 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 initial access provided via an existing access easement from N Ankeny Blvd, followed by two existing means of ingress/egress into the parking lot.

- 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 west, south, and east sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is required along the east property line, and is existing via a 20' tall evergreen hedge. Headlight screening is also required along N Ankeny Blvd, 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 is one trash enclosure indicated on the site plan as being located near the northeast corner of the proposed building, which will be constructed of stone reflective of the primary 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 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 site is provided by a 12" storm sewer intake along the west property line, which then flows into the 18" storm sewer along N Ankeny Blvd. Ultimately, all storm water will outlet into Four Mile Creek.

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 main along N Ankeny Blvd, and 8" sanitary sewer along the east property line. 8" water and 8" 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.**

Open space is provided around the perimeter of the building and site along the west and east property lines.

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 single-story dental office building with additional lease space, and is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively.

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

The proposed materials are a combination of brick, stone, and EIFS.

- 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.**

There is no visible rooftop equipment on the building, and outdoor trash collection will be located near the northeast corner of the proposed building, screened by an enclosure that is reflective of the primary building in design and materials.

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

Only one building is proposed 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 is one existing monument sign shown on the site plan, and several building signs shown on the building elevations. 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.**

There are several building signs shown on the elevations. 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 is one existing monument sign shown on the site plan. 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 single-story dental office building with additional lease space, and is 27'-1" to the uppermost point. Adjacent properties to the north and south are 27' and 17' to the uppermost points, respectively. The proposed building will be comprised of brick, stone, and EIFS. Adjacent buildings are also comprised of brick.

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.