



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 7, 2017*

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**Agenda Item:** 3055 N. Ankeny Blvd. – Rainbow Child Care Center Site Plan  
**Report Date:** November 2, 2017  
**Prepared by:** Eric Carstens, AICP  
Planning Administrator

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 3055 N Ankeny Blvd, Rainbow Child Care Center.

**Project Summary:**

The subject property is 1.38 acres (+/-), and is located at 3055 N Ankeny Blvd. This site is situated on part of Lot 2, Briarwood Plat 21, east of N. Ankeny Blvd and north of Central Bank. The site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed site plan includes an 11,992 square-foot building for use as a child care center, with outdoor space for playground equipment and a splash pad.

The proposed site plan includes site improvements for the building, associated parking, landscaping, utility service connections, and stormwater management. There are 50 parking spaces required for this development, and 46 parking spaces are provided. The applicant has requested and received an administrative variance for the shortage of 4 parking spaces. The landscaping shown on the proposed site plan complies with all applicable regulations. One trash enclosure is located near the southeast corner of the proposed building. It will be constructed of CMU and brick to match the building, as detailed on Sheet 6 of the site plan.

The site will be accessed from an existing drive at the southeast corner of the site, which extends north from NE 28<sup>th</sup> Street through the Central Bank site. There will also be a future frontage road along N. Ankeny Blvd. that will extend south from the Fareway site. Sidewalk exists along N. Ankeny Blvd. A pedestrian connection is proposed at the northwest corner of the site.

**Site Plan Worksheet  
3055 N. Ankeny Blvd.  
Rainbow Child Care Center**

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 by an existing drive from NW 28<sup>th</sup> Street through the Central Bank site. The primary building facade is 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 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 46 of the required 50 parking spaces. The applicant has requested and received an administrative variance for the shortage of 4 parking spaces. The site also provides a five-foot sidewalk connection from the main entrance of the building to the existing sidewalk along N Ankeny Blvd. A sidewalk will also be provided around the perimeter of the proposed building.

- 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.**

A traffic study was reviewed and approved for the proposed development. The site will be accessed from an existing drive at the southeast corner of the site, which extends north from NE 28<sup>th</sup> Street through the Central Bank site. There will also be a future frontage road along N. Ankeny Blvd. that will extend south from the Fareway 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.**

Parking is located on the south and west sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is 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 will be no additional outdoor storage with the exception of one trash enclosure located near the southwest corner of the building. The dumpster enclosure will be constructed with elements complementary to the design of the primary 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 subsurface detention located in the southern portion of the site. Ultimately, all stormwater will outlet into the Briarwood pond to the east.

- 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 12" water main along N Ankeny Blvd, and provide the site with 2" water service. The applicant proposes to extend the existing 8" sanitary service from the south of the site, northerly, in order to facilitate future development to the north of the site. The subject site will utilize 6" sanitary service from said 8" sanitary extension.

- 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 primarily provided on the eastern portion of the site, adjacent to the Briarwood Golf Course.

- 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 parking lot shading requirements conform to the landscape 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 structure, and will be a maximum of 25'-6" in height 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 materials are a combination of brick, vinyl siding, and stone veneer, with an asphalt shingle roof and a base of split-face concrete block.

- 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 dumpster enclosure will be constructed with elements complementary to the design of the primary structure. It will be constructed of CMU and brick to match the building, as detailed on Sheet 6 of the site plan.

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

There is only one building proposed on this site, but will be compatible and complimentary with adjacent development.

## **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.**

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.**

A potential yard sign location has been shown on the site plan and Sheet 6 includes a design for a possible sign. 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 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 11,992 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 is a single-story structure, and will be a maximum of 25'-6" in height to the uppermost point. The proposed building relates to the surrounding commercial areas.

- 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.