



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 7, 2017

Agenda Item: 2750 NW 36th Street – JMC Holdings – Ankeny Storage Building – Site Plan
Report Date: November 1, 2017 *EJC*
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for JMC Holdings – Ankeny Storage Building at 2750 NW 36th Street, subject to City Council acceptance of the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Project Summary:

The subject site is 2.67-acres in size and is Lot 1, Rock Creek Commercial at 2750 NW 36th Street. The subject site is zoned Rock Creek Commercial PUD. The applicant is proposing to construct a 2-story 69,846 SF fully interior sprinkled self-storage facility.

The site plan shows parking south of the proposed building. The plans show 20 parking spaces, 15 of which are required to comply with the Zoning Code. The site will have direct access from NW 36th street and a shared private lane also gaining access from NW 36th Street. A sidewalk connection is shown connecting the building to the sidewalk on the north side of NW 36th Street.

All proposed signage shown on the building elevations are 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.

The landscaping shown on the proposed site plan complies with all applicable regulations. The dumpster enclosure is located on the west side of the property. The dumpster enclosure will be constructed with materials consistent with the base of the building and will have a metal gate.

Site Plan Worksheet
2750 NW 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.**

Access to the site is located from a direct access to NW 36th Street and a shared private lane to the west. The building is rectangular and the front entry and canopy are oriented towards NW 36th Street to the south.

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

The site plan complies with all 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 20 parking spaces, exceeding the 15 spaces required by the code. The site plan shows a drop off lane with a canopy. The site also provides connection from the proposed sidewalk along NW 36th Street.

- 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 two access points one from a private lane to the west and another direct access to NW 36th Street. Traffic circulation is appropriate.

- 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 to the south of the proposed building and will meet the requirements for off -street parking as stated in Chapter 194.01(6) (A).

- 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 service area located adjacent to the building to the west. The dumpster enclosure will be constructed with stone to match the building and will have a steel gate.

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.**

The proposed site plan shows an existing storm sewer pipe taking stormwater to another existing pipe along the west side of North Ankeny Boulevard. The new building and site is reducing existing runoff and as well as impervious area.

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 existing utilities.

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 majority of the open space on the site is being provided 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 conforms to the open space and shade tree 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 2-story structure, and will be a maximum of 29 feet 6 inches in height. The elementary school along NW Abilene Road has a similar height of 29'-4" and 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 cultured stone, metal panels 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.**

The trash enclosure will be located on the west side of the site. The dumpster enclosure will be constructed with cultured stone and will have a metal gate.

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.**

All proposed signage shown on the building elevations are 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.

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 ground sign will likely be utilized. All signs submitted for permitting in the future shall comply with Chapter 195: Signs.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

Signs shown are for reference only. 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 69,846 SF 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 2- story structure and will be a maximum of 29 feet 6 inches in height. The proposed building relates to the surrounding commercial areas along NW 36th Street.

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.