



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 21, 2017

Agenda Item: Uptown Ankeny Lofts - Site Plan
Report Date: November 15, 2017
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Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the Uptown Ankeny Lofts Site Plan at 719 SW 3rd Street.

Project Summary:

The subject site is roughly 1.376 acres in size and is located south of SW 3rd Street and west of SW Maple Street. The subject parcel is zoned C-2A, Central Business Commercial District. The proposed site plan includes one building with 6 ground-floor live/work and/or residential tenant spaces, and 20 one-bedroom and 10 two-bedroom loft style units and associated site improvements.

Parking is not required in the C-2A zoning district. The proposed site plan shows 67 on-site parking spaces including two handicap and 16 on-street angled parking spaces to be constructed as part of a City capital-improvements project.

The landscaping shown on the proposed site plan complies with all applicable regulations. A brick trash enclosure with a cedar gate is located to the south of the proposed multi-tenant building.

**Site Plan Worksheet
Uptown Ankeny Lofts**

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 multi-tenant building will front and have driveway access on SW 3rd Street. There will be 16 on-street angle parking spaces in front and the remaining parking to the west and south of the building. The site is complimentary to existing buildings in the Uptown Ankeny area.

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

The proposed building will address the street. The existing streetscape in this area does not include on-street parking, but the new parking will be part of a City capital improvements project.

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 C-2A zoning district does not require any parking. The parking was addressed as part of the purchase agreement and does include 16 public parking spaces to be constructed by the City. The remaining parking will be constructed as part of this project and will serve the needs of this project.

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 Public Works Director.**

The proposed entrances and exits to the site are appropriate and the parking lot and site circulation is adequate.

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 private parking areas of the site will be screened with new landscaping and existing fencing, to be repaired and replaced as needed. The trash enclosure is located to the south and west of the building and will be constructed of brick with a cedar wood gate.

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.**

A screened trash enclosure is located to the south and west of the proposed multi-tenant building. The trash enclosure will be constructed of face brick with a wood 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 site detention will be handled in the parking lot. There is an existing 8-inch storm sewer that runs north through the site. During a rain event, the storm water is designed to detain water up to the curb height.

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 Public Works Director.**

A 6-inch water service line will be extended from SW 3rd Street to serve the site. A 6-inch sanitary sewer service line will connect to the main extending north/south just west of the proposed building.

- 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, 27.7% of the site, is being provided along 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 three-stories. There are buildings in Uptown Ankeny that are a similar scale.

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

The proposed materials of the multi-tenant building include brick, metal horizontal panels, stucco, and aluminum storefront. The brick is red while the other colors are muted. The textures of the building vary by material.

- 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 to the southwest of the proposed multi-tenant building and will be constructed of face brick with a cedar wood gate. All rooftop units will be screened by parapet walls.

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

The proposed 36-unit building is the only building proposed for 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 signage is shown 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 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.**

Final design and allowances will be determined with future sign permits and must comply with Chapter 195: Signs.

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 proposed buildings 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 buildings relate to the surrounding development in Uptown Ankeny.

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.