



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 21, 2017*

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**Agenda Item:** 4703 N Ankeny Blvd – Community Baptist Church Site Plan  
**Report Date:** November 16, 2017  
**Prepared by:** Eric Carstens, AICP  
Planning Administrator

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 4703 N Ankeny Blvd, Community Baptist Church.

**Project Summary:**

The subject site is 9.21 acres, and is located at 4703 N Ankeny Blvd. The site is situated on the Community Baptist Church plat within the Avondale Trace PUD, in the northeast quadrant at the intersection of N Ankeny Blvd and NE 47<sup>th</sup> St. The site is zoned Avondale Trace PUD, and is indicated for church development per the 2013 Avondale Trace PUD amendment. The proposed development is comprised of a 16,752 square-foot (+/-) church, as well as parking, landscaping, and associated site improvements.

The proposed site plan includes 86 parking spaces, 65 of which are required. The landscaping shown on the proposed site plan generally complies with applicable regulations. There is existing 8' trail along N. Ankeny Boulevard. Portions of the sidewalk along NE 47<sup>th</sup> Street exist. Gaps in that sidewalk will be completed with this development. There is one existing development monument sign located at the northeast corner of N Ankeny Blvd and NE 47<sup>th</sup> St. There is no proposed signage shown on the plans; however, 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 Community Baptist Church**

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 via ingress/egress off NE 47<sup>th</sup> St. The primary building facade is oriented to the south facing NE 47<sup>th</sup> St. 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 65 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 47<sup>th</sup> St. A traffic study was done as part of the site plan review. Based on recommendations, the existing left turn lane along NE 47<sup>th</sup> Street will be lengthened by the developer to provide additional stacking for cars waiting to turn south onto N. Ankeny Boulevard.

- 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 church, and meets 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.**

There will be no outdoor storage, as the trash and recycling will be located inside the building.

**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.

- 7. 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.

- 8. 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 in the southeast corner of the site and within the existing drainage ditch along NE 47<sup>th</sup> Street.

- 9. 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 10" water service along NE 47<sup>th</sup> St, and 8" sanitary sewer service along the east plat boundary. 8" water and 6" sanitary lines will be used to service the site.

- 10. 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.**

A majority of the open space is provided along the north, west, and south sides of the site.

- 11. 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 and pavement shading 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 uppermost ridge height of the proposed building is 31'-7". Other roof line heights are 19'-6" and 27'-6". 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 brick and steel siding.

- 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 and recycling is proposed to be located within the building.

- 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.**

There is an existing development sign on the site with associated landscaping. There are no proposed signs shown on the plans; however, 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 no proposed building signs shown on the elevations. Future sign allowances will be determined with future sign permits in conformance with the sign code.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

There is an existing development sign on the site with associated landscaping.

- 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 proposed 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 materials are brick and steel siding. The uppermost ridge height of the proposed building is 31'-7". Other roof line heights are 19'-6" and 27'-6". There are buildings in the general vicinity with similar scale.

**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.