
Agenda Item: 1204 SE 16th Court – Extra Space Storage Facility Site Plan

Report Date: January 12, 2018

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ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1204 SE 16th Court – Extra Space Storage Facility.

Summary:

Heartland Storage Iowa is proposing to develop a site located at 1204 SE 16th Court, into a new indoor storage facility. The 6.664-acre site is located on Lots 2 and 3, Ankeny Business Park Plat 5, on the east side of SE Delaware Avenue, north of Slumberland. The site is currently owned by Elwell Foundation and Heartland Storage Iowa is under contract to purchase the property. The zoning is C-2. There are four buildings proposed at this time and the primary building is 3-stories with a 30,000 SF footprint. The three remaining buildings will be single-story with overhead doors, typical of mini-storage. Two of the remaining buildings will be 7,500 SF and the third will be 9,750 SF. The buildings are proposed central to the site. The proposed site plan reflects the front and a rear yard setback for this property and provides the required landscaping. The applicant proposes secure the site with a 7-foot steel wire perimeter fence

**Site Plan Worksheet
1204 SE 16th Court – Extra Space Storage Facility**

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 from an existing driveway on SE Delaware Avenue will occur through a 25-foot ingress/egress easement on Lot 1, Ankeny Business Park Plat 5. The primary building with the front doors and office area will be oriented towards SE Delaware Avenue. The designated parking area will be adjacent to the building. The remaining buildings will be located central to the phase 1 area located on Lot 3, Ankeny Business Park Plat 5. Phase 2 will be designed later, but the site plan indicates that it will encompass Lot 2 of Plat 5.

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

The development will occur adjacent to Interstate 35, with the existing Ankeny Business Park buildings along SE Delaware Avenue. This is typical of the SE Delaware corridor, with 'big box' developments along the Interstate and 'pad sites' along SE Delaware Avenue.

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 use is a low-volume traffic generator and the required parking is provided. The nearest public sidewalks are along SE Delaware Avenue and SE 16th Court. The paving along the ingress/egress easements do not allow space for a separate sidewalk connection. The provisions in this case include a sidewalk between the parking area and the front entrance to the three-story interior storage facility.

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 light is located at the intersection of SE 16th Court and SE Delaware Avenue. According to the traffic memo submitted, weekdays for a facility of approximately 115,000 SF there would be 380 daily trips to and from the facility. Saturdays would generate 260 trips and Sundays 182 total trips. The site allows for adequate internal circulation and will not unduly increase congestion or decrease safety on the site or surrounding public streets.

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.**

There are the required amounts of trees planted along the parking lot perimeter, providing adequate shade areas. Parking lot islands filled with landscaping and river rock mulch are proposed throughout the parking area. There is more than 100 feet of green space between the developed site and Interstate 35. The site is not adjacent to any other public streets.

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 trash enclosure is located north central to the site and will be adequately screened from public view. The trash enclosure will be constructed out of split faced CMU with a steel framed cedar 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 this 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 locations are shown to indicate design intent only. Site lighting shall be engineered by a lighting contractor and shall comply with all applicable City of Ankeny regulations. The 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.**

A majority of the storm water runoff from the developed lot will continue to be collected and conveyed to the I-35 right-of-way. Stormwater runoff from the lot is detained in a detention basin north and east of the proposed buildings.

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.**

An 8-inch water main currently exists along the private drive from an existing main at SE 16th Court. A 6-inch water service will be extended to the proposed primary building. A 6-inch private sanitary sewer service line will be connected to an 8" public line near the southwest corner of the site. The Municipal Utilities Department has reviewed this proposal for capacity requirements.

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 site meets open space requirements. A majority of the required open space is located to the east of the building along the Interstate and within the parking area at the west end 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 parking shading requirements of the code. Landscaping is proposed throughout the parking area and around the building, as well as along the Interstate.

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 primary building will be three-stories and will have a 30,000 SF footprint. The remaining buildings proposed as part of phase 1 include two 7,500 SF building and one 9,750 SF building. The Slumberland building to the south is a single story and 35,000 SF. North of the future phase of this project are two-story townhomes.

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

The proposed primary building for interior storage will be constructed with a brick veneer base, split faced CMU pillars, clad steel corrugated metal panes, EIFS, clad steel top cap and cornice, and aluminum storefront windows. The three remaining self-storage buildings will be constructed with the same brick veneer base, clad steel corrugated metal panels, and standing seam metal roofing. The neighboring building materials include brick and split faced block. Colored elevations have been included.

- 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 is located at a point north central to the site. It will be constructed using materials split faced CMU to match the building. The gates will be cedar with a steel frame.

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

The building materials and design are consistent for the four proposed buildings on this site.

C. Signs

A monument sign location is proposed to the west of the building along the private drive entrance. The proposed monument sign location is recommended for approval, but the size and design of the sign will be submitted later for consideration. Final building and site signage will be in accordance with the Ankeny Municipal Code.

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.**

Interstate 35 is located to the east, Slumberland is located to the south, a multi-tenant retail building is located west of the site, and north of phase 2 are two-story townhomes as part of the Prairie Glen development.

3. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The building elevations show generally neutral colored buildings with materials tinted gray and white. The buildings proposed will be compatible with neighboring sites. Colored elevations have been included.

4. Circulation - vehicular and pedestrian

The site provides for adequate parking and circulation. The proposed use is a low-volume traffic generator and the required parking is provided. Pedestrian connections from the proposed parking to the entry are provided. This site does not have direct frontage on a public roadway.

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.