



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 8th, 2019

Agenda Item: Metro Crossing Site Plan – 1615 SE Cortina Drive
Report Date: December 11th, 2018
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Planner I

EJC

Recommendation:

That the Plan and Zoning Commission approve the proposed site plan for 1615 SE Cortina Drive.

Project Summary:

Certain Development proposes a site plan for a 20,052 square foot building with space for office, warehousing, and flex uses. The proposed site plan sits on a two acre lot that is currently undeveloped, and is in the process of being platted by the same applicant, as Metro Crossing Final Plat.

One 20,052 square foot building is to be constructed on the site. At its tallest point, the proposed building rises 30 feet. The size and scale of this building is comparable to surrounding buildings of similar uses within this area of Ankeny.

The applicant proposes the building to be constructed entirely out of metal. Although there are buildings nearby that are also constructed of similar materials, language in the site plan ordinance states that building materials should provide for strength and permanence; and recent discussions amongst the commission regarding building materials in general, suggest there may be concerns about the building as currently designed.

The proposed building sits centered on the site, with its primary entrances oriented west, onto SE Cortina Drive. Overhead doors, service entrances, and loading operations are proposed on the opposite side of the building, towards the east. There are two accesses onto the site, one on SE Shurfine Drive and the other on SE Cortina Drive.

Sidewalks will be constructed alongside SE Shurfine Drive and SE Cortina Drive. Sidewalk access to the building is provided near the west driveway. Crosswalks and ADA assessable ramps will maintain pedestrian access to all components of the proposed development.

The development is zoned M-1, Light Industrial District, which is consistent with the future land use plan's designation with this area, Light Industrial. Neighboring parcels to the north, south, east, and west are also zoned M-1, Light Industrial District, and are completely developed.

The landscaping shown on the plan is well-designed, and complies with all applicable regulations, including open space, and pavement shading requirements.

**Site Plan Worksheet
Metro Crossing Site Plan
1615 SE Cortina Drive**

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 proposed building sits centered on the site, with its primary entrances oriented west, onto SE Cortina Drive. Overhead doors, service entrances, and loading operations are proposed on the opposite side of the building, towards the east. There are two accesses onto the site, one on SE Shurfine Drive and the other on SE Cortina Drive.

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

The size and scale of this building is comparable to surrounding buildings of similar uses within this area of Ankeny.

- 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 primary tenant of this building will be Ethos Design Group, occupying 10,519 square feet of floor space. Due to the nature of their business, the applicant calculated their parking requirements at 1 stall per 300 square feet; assuming 50% of their office attract customers, which per code, would require 1 per 200 sf and 50% attract little or no customers, per code, requiring one stall per 400 square feet. That being said, the primary tenant of the building would require 35 parking stalls.

The remaining 13,533 square feet of the proposed building is comprised of speculative warehouse and flex space. Without specific tenant finishes and occupant uses determined, the parking calculations are also speculative. That in mind, the parking calculations for this portion of the building were derived by figuring that each of the suites might be 20% office, or about 2,707 square feet; which would require 9 stalls, at 1 stall per 300 square feet. The applicant anticipates that the other 80% of the speculative space will be utilized as warehouse, which would require 3 stalls at a rate of 1 stall per 5,000 square feet; bringing the speculative area's parking requirement to 12 spaces, and the whole building to 57 spaces.

There are 54 stalls shown on the submitted site plan, including 3 accessible stalls. There are 16 optional future parking stalls planned north of the building for a total of 70 stalls, which staff believes to be adequate.

Sidewalks will be constructed alongside SE Shurfine Drive and SE Cortina Drive. Sidewalk access to the building is provided near the west driveway. Crosswalks and ADA assessable ramps will maintain pedestrian access to all components of the proposed development.

- 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.**

Access to the site is provided by one approach off SE Cortina Drive, and another approach off of SE Shurfine Drive. A traffic memo was submitted to the City for review, and it was determined that the existing roadways can accommodate the development without the need for street improvements.

- 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 areas exist around almost all sides of the building, with a majority of the proposed parking stalls situated west of the building, near what is deemed to be the public facing façade of the development. Parking oriented away from the building, either toward neighboring properties or road right-of-way, will be screened with landscaping to mitigate the impact that headlights may have.

- 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.**

All service areas, including loading areas and trash receptacles will be out of view from public ways and adjoining properties. The east (rear) side of the building faces a row of mature trees, which help to screen these areas from westbound traffic on SE Shurfine Drive.

- 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.**

All site lighting will be directed only towards the site, and no light will spill onto adjacent properties.

- 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 site is complex. There are several detention basins that help to ensure proper drainage from both this building, and surrounding properties that also drain towards the site. The City hired MSA Professional Services as consultants to assist Staff in review of the site plan's storm water management plan. Staff and the consultants are in agreement that the proposed storm water management plan is properly designed and suitable for the site.

- 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.**

Existing public infrastructure is adequately sized to accommodate the nature of this development.

- 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. Open space is provided around the perimeter of the site, and is more extensive along SE Cortina Drive and SE Shurfine Drive.

- 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 site plan's proposed landscaping conforms to all landscaping requirements.

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.**

One 20,052 square foot building is to be constructed on the site. At its tallest point, the proposed building rises 30 feet. The size and scale of this building is comparable to surrounding buildings of a similar use within this area of Ankeny.

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

The applicant proposes the building to be constructed entirely out of metal. Although there are buildings nearby that are also constructed of similar materials, language in the site plan ordinance states that building materials should provide for strength and permanence; and recent discussions amongst the commission regarding building materials in general, suggest there may be concerns about the building as currently designed.

- 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 applicant proposes a building design that houses receiving activities and trash receptacles at the rear of the building in a discrete area, screened by a fence barrier and out of the way of public view.

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

There are no other buildings proposed on this site.

C. Signs

Signs will be approved through a separate application process at a later time.

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.

This building is immediately adjacent to other existing light industrial development. It is compatible with the existing uses.

3. Layout and utilization of building, parking, driveways, and open spaces.

The proposed site layout and traffic circulation is appropriate and similar in nature to developments approved by the Commission in past.

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 compatible with surrounding existing developments. A copy of the building elevations have been included.

5. Circulation - vehicular and pedestrian

Access onto SE Shurfine Drive and SE Cortina Drive and the corresponding trip generation has been reviewed by Staff and has been determined to be safe and not adversely impact existing traffic

6. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.