



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 19, 2019*

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**Agenda Item:** Campus Business Park Plat 1, Lot 4 Site Plan - 117 SE Lorenz Drive

**Report Date:** March 14, 2019

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Planner I

*ETC*

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for Campus Business Park Plat 1, Lot 4 located at 117 SE Lorenz Drive.

**Project Summary:**

The subject site is 1.70 acres in size and is located at the south east corner of South Ankeny Boulevard and SE Lorenz drive, west of the City's maintenance facility (211 SE Lorenz Drive). The subject site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed site plan proposes the construction of a 16,377 square foot flex building that can accommodate one or many users.

The site plan includes other related site improvements, such as pavement, area lighting, and landscaping. A sidewalk connection to the site is provided on the north side of the site, off of the sidewalk proposed along SE Lorenz Drive.

The proposed 16,377 square foot building is all one story, ranging from 18'7" to 24'4" in height. Building materials are comprised of concrete block and insulated metal paneling, with glass storefronts facing west.

The landscaping as shown on the plan complies with all applicable regulations, such as parking lot screening, open space and shade tree requirements. There is no outdoor storage proposed with this development, and the trash enclosure will be constructed using the same materials as the building.

**Site Plan Worksheet**  
**Campus Business Park Plat 1, Lot 4 – 117 SE Lorenz 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.**

Access to the site is located off of the frontage it has on SE Lorenz Drive, and an access road on the east side that will be shared with the City's maintenance facility. The building is oriented to the west facing South Ankeny Boulevard and meets all building setbacks required by the code.

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

The site plan 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 65 parking spaces, including three accessible stalls. Sidewalk along SE Lorenz provides a pedestrian connection to the north side of the site.

- 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 a dedicated access onto SE Lorenz Drive, and a shared access with the City's maintenance facility. There are parking spaces along the east and west sides of the building.

- 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 no parking stalls that adjoin public right of way. There are stalls along the eastern property line, but existing landscaping will screen the impact from headlights onto neighboring properties.

- 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 additional outdoor storage with the exception of a screened dumpster located along the east property line, far away from SE Lorenz Drive. Building elevations show that the trash enclosure will be constructed using the same materials as the building.

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.**

Storm water will be accommodated with the installation of storm sewer throughout the site, where it will move runoff south towards an existing detention basin shared with other properties nearby.

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 an existing water main on the north side of the property and to add a two inch service line to the building. The site plan shows a 6" sanitary sewer that connects to existing sanitary on the east side of the property.

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 on the north side of the property, and accounts for 33.9% of the total site area, which is more than required by code.

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 parking lot shading requirements conforms to the open space 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 single story structure, and will be a maximum of 23'4" in height. The scale of the building is similar to surrounding sites.



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

The proposed materials are a combination of concrete block, insulated metal panels, aluminum storefront and overhead doors.

- 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 near the east property line, far away from SE Lorenz Drive. Building elevations show that the trash enclosure will be constructed using the same materials as 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.**

Signs shown on the building are for reference only. Final designs and allowances will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signs shown on the building are for reference only. Final designs and allowances will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

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

Signs will be approved through a separate application process.

- 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 16,377 square foot 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 single story structure and will be a maximum of 23' 4" in height. The proposed building relates to the surrounding uses along South Ankeny Boulevard.

**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.