
Agenda Item: 7002 SE Delaware Avenue – ASI Industrial Park Plat 1, Lot 1 - Site Plan

Report Date: May 3, 2019 ETC

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Staff Recommendation:

That the Plan and Zoning Commission approve the ASI Industrial Park Plat 1, Lot 1, site plan at 7002 SE Delaware Avenue subject to the following conditions:

- 1) The developer is responsible for completion of a traffic impact study to be approved by the City
- 2) The developer shall be responsible for any recommended improvements required within the approved traffic impact study.
- 3) No building permits will be issued for structures until the final plat is recorded.
- 4) The Plan & Zoning Commission should review and approve an amended set of building elevations that reflect the code requirements and policies regarding building materials and mechanical equipment screening.

Project Summary:

The subject site is 12.41-acres and located approximately .25 miles south of SE Corporate Woods Drive, west of SE Delaware Avenue. The site is zoned M-1, Light Industrial District with conditions and is intended to be the site for the relocation of Ankeny Sanitation. The existing site is somewhat complex with a 150-foot wide transmission line easement and delineated wetlands. Additionally the Gay Lea Wilson Trail is immediately south of the property. The proposed building is 27,280 square foot total with 10,880 square foot to be used for office. Other building uses include ten service and wash bays and 3,800 square foot for cold storage. Site amenities include parking for the public and employees, truck parking with engine block heaters, on-site fueling, loading dock, and outdoor storage.

There are four conditions listed as part of the staff recommendation. The first and second are relating to a traffic impact study which will be completed hopefully with final recommendations by May 6. However, City staff will need time to review the results of the traffic study and dependent on the results, the developer may be required to add north and/or south turn lanes on SE Delaware Avenue. The site plan is being presented to the Commission in an effort to keep the project moving and allow private grading and utility work during the prime construction season. The third condition is a statement of our typical process, in that no building permits will be issued until a final plat is recorded.

The final condition is relating to the building materials. City staff has requested that the building plans be revised to show a base consisting of permanent materials. The applicant's response states, "The current building elevations included with the submittal illustrate a permanent base along the office portion of the building seen from the street frontage. The owner and architect will be available at the Plan and Zoning meeting to describe the building." The current set of elevations does not state the base material shown.

**Site Plan Worksheet
7002 SE Delaware Avenue
Ankeny Sanitation**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following g 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 office portion of the building is closest to SE Delaware Avenue with overhead steel doors oriented on north and south elevations. The driveway connects to SE Delaware Avenue through Outlot X with a private ingress/egress easement,

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

This site has no true frontage on SE Delaware Avenue, except for the driveway access. As part of the construction process for the access drive, the existing tree line will be cut back. A row of trees will be planted along the south property line in this location, including Swamp White Oak and Prairie Pride Hackberry.

- 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 shows 88 car and 55 truck-parking stalls and room for future expansion. Public sidewalk does not exist along SE Delaware Avenue and is not required at this time because Outlot X is not buildable. Therefore, this site does not include a connection to the public walks.

- 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 memo has been reviewed and a traffic impact study is required. The developer is responsible for completion of a traffic impact study to be approved by the City. The developer shall be responsible for any recommended improvements required within the approved traffic impact study. With these two conditions, traffic circulation will not increase congestion or decrease safety on any 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.**

The site is lined with trees and shrubs as to reduce the impact on adjoining properties, the Gay Lea Wilson Trail south of the site, and SE Delaware Avenue.

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 overhead doors are located on the north and south sides of the building. Landscaping will help screen this area from properties to the south.

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 detention for this parcel will be provided onsite in three different detention basins.

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.**

8-inch public water main will be extended south along the western property line and a private 6-inch water service will be extended to serve the building. A private 6-inch sanitary sewer service will be extended from 8-inch sanitary sewer main along SE Delaware Avenue.

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.

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 overall landscape plan can be found on Sheet 16 of the site plan. Some existing trees will be removed as part of the driveway extension. The site is four trees short on the open space requirements and eleven units short on the pavement shading 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.**

The proposed 27,280-square foot building will have a two-story office and single-story service areas. The proposed building height will be a maximum of 32-foot 7-inches. The 826,602-square foot Graham Warehouse to the north is 36-foot 8.5-inches at its tallest point. The 18,320-square foot TNT Holland Motor Express building to the south is in Polk County jurisdiction. There are buildings in the general vicinity with similar heights and scales.

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

The building elevations show a metal building. The Graham Warehouse to the north is constructed of precast concrete. The front of the TNT Holland Motor Express building to the south appears to be constructed of rough faced concrete block and metal.

- 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 on-site trash will use the trash compactor located in the detached dock area shown as 6C Sheet 5 of the site plan.

- 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 – There is no signage shown as part of this proposal. All future signage will need to comply with sign regulations in Chapter 195.

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 site layout and building utilization 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 27,280-square foot building will have a two-story office and single-story service areas. The proposed building height will be a maximum of 32-foot 7-inches. The 826,602-square foot Graham Warehouse to the north is 36-foot 8.5-inches at its tallest point. The 18,320-square foot TNT Holland Motor Express building to the south is in Polk County jurisdiction. There are buildings in the general vicinity with similar heights and scales.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on the utility systems can be accommodated adequately. The conditions relating to the traffic impact study will ensure that the traffic generated can be accommodated safely.