



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: June 18, 2019*

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**Agenda Item:** 201 SE Oralabor Rd – Pizza Ranch Addition Site Plan Amendment  
**Report Date:** June 11, 2019  
**Prepared by:** Derek Silverthorn  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan amendment for 201 SE Oralabor Rd, Pizza Ranch Addition, subject to City Council approval of the ingress/egress easement vacation.

**Project Summary:**

The subject property is 1.62 acres (+/-), and is located east of the existing Fareway at the southeast corner of the intersection at SE Oralabor Rd and S Ankeny Blvd. This site is situated on Lot 1, Oralabor Plaza Plat 7, and is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed site plan includes a 2,800 square-foot building addition, reduced drive aisle width, and modified parking stalls.

The existing site contains a 5,946 square-foot building, trash enclosure, associated parking and sidewalks, landscaping, utility service connections, and stormwater management. The proposed site plan amendment includes a 2,800 square-foot building addition to the west of the existing building; a reduced drive aisle from 25 feet to 14 feet; and modified parking from 12 perpendicular stalls to 8 one-way angled parking stalls. With the proposed 2,800 square-foot building addition, there are 88 parking spaces required for this development, and 89 parking spaces will be provided. The reduced drive aisle is concurrently seeking approval by City Council, as part of the standard ingress/egress easement vacation process. This ingress/egress easement provides one of several accesses to the adjacent site to the south; however, the adjacent property acknowledges this, and has provided a letter in support of the change.

The proposed 2,800 square-foot building addition creates an 8,746 square-foot structure that is a maximum of 24 feet in height to the uppermost parapet. Adjacent commercial development to the east, south, and west consist of a 14,528 square-foot multi-tenant commercial building, 15,943 square-foot multi-tenant commercial building, and a 36,638 square-foot Fareway grocery store; making the subject site more complementary in scale to surrounding development. The proposed materials of fiber cement board siding with a fieldstone base for the building addition are consistent with the existing building. One building sign is shown on the west elevation, and will be approved through the sign permitting process. The building addition reduces site open space from 28% to 27%, and existing landscaping shown on the proposed site plan remains in compliance with all applicable regulations.

**Site Plan Worksheet  
201 SE Oralabor Rd  
Pizza Ranch Addition**

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 by an existing looping ingress/egress easement from an existing private drive that serves adjacent sites in the Oralabor Plaza development. The primary building facade is oriented to the north facing SE Oralabor Rd. 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 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 requires 88 parking spaces, and provides 89. The site currently provides a five-foot sidewalk connection into the site from the existing sidewalk along the private drive parallel with the east property line.

- 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 retain its existing accesses, but will reduce the western drive aisle from 25 feet to 14 feet, creating a one-way with angled parking. This ingress/egress easement provides one of several accesses to the adjacent site to the south; however, the adjacent property acknowledges this, and has provided a letter in support of the change. This ingress/egress easement is concurrently seeking City Council approval through the standard vacation process.

- 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 on the north, east, and west sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01. Screening is provided along the north property line abutting SE Oralabor Rd.

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 one existing trash enclosure located at the southwestern corner of the site. The dumpster enclosure is complementary to the design of the primary structure.

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 drain to the west property line, then off-site to the south and west via storm sewer toward an existing swale along the east side of S Ankeny Blvd. Storm water will then be conveyed west along SW Oralabor Rd via open channel to a regional detention area on the DMACC site before ultimately outletting into Saylor Creek.

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.**

There are no additional utility connections proposed with this site plan. The existing utility connections are sufficient to serve the site.

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.**

This site provides for 27% of open space, which is primarily provided on the northern portion of the site, adjacent to SE Oralabor Rd.

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 conforms to the landscape 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 2,800 square-foot building addition creates an 8,746 square-foot building that is a maximum of 24 feet in height to the uppermost parapet. Adjacent commercial development to the east, south, and west consist of a 14,528 square-foot multi-tenant commercial building, 15,943 square-foot multi-tenant commercial building, and a 36,638 square-foot Fareway grocery store.

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

The proposed building materials will utilize the same building materials as the existing portion of the structure with a combination of fiber cement siding and fieldstone, complementary to surrounding commercial development.

- 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 existing dumpster enclosure is complementary to the design of the primary structure.

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

There is only one building proposed 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.**

Signage shown on the plans are for reference only. 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.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

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

There are no monument sign locations identified with this site plan; however, final design and allowances will be determined with future sign permits.

- 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 site will retain its existing accesses, but will reduce the western drive aisle from 25 feet to 14 feet, creating a one-way with angled parking. This ingress/egress easement provides one of several accesses to the adjacent site to the south; however, the adjacent property acknowledges this, and has provided a letter in support of the change. This ingress/egress easement is concurrently seeking City Council approval through the standard vacation process.

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

The proposed 2,800 square-foot building addition creates an 8,746 square-foot structure that is a maximum of 24 feet in height to the uppermost parapet. Adjacent commercial development to the east, south, and west consist of a 14,528 square-foot multi-tenant commercial building, 15,943 square-foot multi-tenant commercial building, and a 36,638 square-foot Fareway grocery store; making the subject site more complementary in scale to surrounding development. The proposed materials of fiber cement board siding with a fieldstone base for the building addition are consistent with the existing building.

**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.