



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 2, 2019

Agenda Item: 914 NW Ash Drive – Resurrection Lutheran Church Site Plan
Report Date: June 25, 2019
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan amendment and elevations for Resurrection Lutheran Church at 914 NW Ash Drive subject to City Council approval and recordation of a storm water management facility and maintenance covenant and permanent easement document.

Project Summary:

The applicant, Resurrection Lutheran Church, is proposing a 2,670 square foot addition to the north side of the existing building. The overall subject site is approximately 3.09 acres in size and located west of NW Ash Drive and north of NW Prairie Ridge Drive. The subject site is zoned R-2, One-Family and Two-Family Residence District.

The existing building is 10,050 square feet with just under 2,100 square feet of worship space. The proposed addition will not add any additional worship space. Per Ankeny Municipal Code, 28 parking stalls are required for this site. The site has 65 existing parking stalls. Since no additional worship space is proposed with the building addition, no additional parking will be required.

There is new sidewalk proposed with the building addition. The sidewalk will connect to existing sidewalk on the west side of the building, which provides access to the parking area. The new sidewalk will provide access to both the existing structure and the new addition.

Staff is working with the applicant to resolve some minor issues associated with the landscape plan. Generally, the landscaping shown on the proposed site plan complies with all applicable regulations.

There is an existing trash enclosure located in the southeast corner of the site. No new signage is anticipated with the building addition.

The proposed site plan amendment also outlines the footprint for a future addition. Phase 2 is located north of the proposed addition and is anticipated in 2026.

The elevations show the proposed addition to be comprised of hardiplank siding painted to match the existing building and stone. There is approximately three feet of stone wrapping the entirety of the east and west elevations and a small portion wrapping the corners of the north elevation. Staff informed the applicant that typically the Plan and Zoning Commission has required a base of permanent material around the entirety of the building. The applicant explained that a future addition is proposed in 2026, which will be located north of the current proposed addition where stone is lacking.

Site Plan Worksheet
914 NW Ash 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 majority of the existing building is placed centrally on the site. The proposed addition will be located just north of the existing building. The existing parking area is located in the side and rear yards. The placement of the building addition is complimentary to the existing site and neighboring area.

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

The site plan generally complies with all 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 65 existing parking stalls, which is significantly more than the 28 parking stalls required per Ankeny Municipal Code. The existing parking area has adequate circulation for vehicles. The building addition will include additional sidewalk which will connect to existing sidewalk along the west side of the building and provide safe and efficient access for bicycles and pedestrians.

- 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 Development Director.**

The building addition is not anticipated to create additional traffic since no additional worship space is being added. The existing drive access off of NW Ash Drive is properly located as to limit any traffic congestion or safety issues.

- 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 existing parking area is located in the rear and side yards of the site. No additional parking is required on the site and the existing landscaping is sufficient for reducing the parking area's impact on surrounding properties and public ways.

- 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 is an existing trash enclosure in the southeast corner of the site.

- 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 addition 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.**

There is lighting proposed to be located on the exterior of the building addition. It will be mounted above the exit doors. 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.**

An onsite storm water detention basin will be added to the west of the building. Additional storm sewer piping will be added to the direct water north and west into the detention basin, which will then flow north and west to detention basins located in the Prairie Ridge Sports Complex.

- 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 Public Works Director.**

The applicant proposes to connect to existing utilities.

- 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 building is centrally located on the site with all sides having an adequate amount of open space. The entire site is fairly visible to the public because there is a City park to the north, an empty lot owned by Resurrection Lutheran Church to the south, and the Prairie Ridge Middle School parking lot to the west.

- 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 generally conforms to the open space and shade tree requirements of the code. New landscaping proposed just north of the building addition. Only one existing tree is proposed to be removed with the proposed addition. Trees potentially impacted by the proposed addition will be protected.

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 addition is a single story structure. The existing building has a max height of 27 feet. The building addition will have a max height of 15 feet. The addition will fit appropriately with the scale of the existing building on the site and neighboring buildings.

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

The building addition will be comprised primarily of hardiplank lap siding of a similar color to the existing building. It will also have approximately three feet of stone around the base of the east and west elevations and a portion of the north elevation. A future addition is anticipated in 2026 and will attach to the north side of the proposed addition. These types of materials are utilized on some of the residential homes to the west and south of the subject property.

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.**

There is trash enclosure around the existing dumpster located in the southeast corner of the site. A note on the site plan states that the AC units will need to be replaced and relocated elsewhere. Staff has informed the applicant that these units will need to be located away from public view or screened per Ankeny Municipal Code.

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

There is only one existing building on this site and the proposed addition is to the existing building.

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.**

There is no new signage proposed with this building addition.

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

There is no new signage proposed with this building addition

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

There is an existing monument sign on east side of the property near the driveway access to the site. No additional yard signs are proposed.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

No signage is proposed.

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 proposed addition and existing building meet the required setbacks for the site. The location of the proposed building addition is compatible with the existing building and site.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The 2,670 square foot building addition and the existing 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 addition is a single story structure with a maximum height of 15 feet. The building will be constructed of primarily hardiplank lap siding, similar in color to the existing structure. A stone base of approximately three feet will wrap the entirety of the east and west elevations and a small portion of the north elevation. The proposed building is similar in scale and materials to some residential homes to the south and west of the subject property.

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.