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*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2019

Agenda Item: Corporate Woods Industrial Park Plat 2, Lot 2 - 6150 SE Rio Circle Site Plan

Report Date: July 12, 2019

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Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6150 SE Rio Circle.

Project Summary:

The subject site is approximately 11.25-acres and is located north of SE Corporate Woods Drive and west of SE Rio Circle. The subject site is zoned M-1, Light Industrial District with use restrictions. The proposed building is a 200,956 square foot warehouse/distribution and office space. All of the truck dock doors are located on the west side of the building.

The site will have two drive accesses off of SE Rio Circle. One located centrally via a driveway on the eastern half of the site and one off of a private drive on the north side of the site.

There is 20,096 square feet of office space in the proposed building. Parking for the office portion of the building is required at 1 space per 400 sf of office space. There is 180,860 square feet of warehouse space. One parking space per every 5,000 square feet of warehouse is required. The site requires 88 parking stalls and the proposed site plan shows 112 parking stalls.

The landscaping as shown on the plan complies with all applicable regulations, such as open space, shade tree and screening requirements.

The building will be comprised almost entirely of precast concrete with horizontal reveals. The lower two thirds will be painted white while the upper third will be taupe (light brown). The main entrances and a portion of the wall on the south elevation will be painted reddish brown. Main entrances will also have windows, an overhang, and be slightly taller than the rest of the building.

**Site Plan Worksheet
6150 SE Rio Circle**

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 meets all setback requirements and will be oriented on the site similar to the OPUS building to the north. There are two accesses to the site, one located via a driveway off of SE Rio Circle and one off of a private shared drive.

- 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 shows 112 spaces being constructed exceeding the 88 stalls that are required. A 5-foot sidewalk is proposed along SE Rio Circle that connects to existing sidewalk that runs north and east. An 8-foot trail is proposed along the northside of SE Corporate Woods Drive and will connect to existing trail.

- 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 have two accesses. One access is located directly off SE Rio Circle and the other is located off of a private drive connected to SE Rio Circle. A traffic study was completed with the preliminary plat. A traffic memo was submitted with the site plan, which outlined the trip generation anticipated for the site. The additional traffic to the site is not anticipated to unduly increase congestion or decrease safety.

- 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 east side of the building and meets all the requirements of the code.

- 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, and loading and unloading docks are located on the west side of the building. Landscaping and grades will help screen this area from properties to the west. There are existing

trees along the trail to the west of the subject property. Those existing trees are not on the subject property and therefore will remain unchanged. The existing grading along SE Corporate Woods Drive will help provide some screening of the west elevation but additional landscape screening was provided along SE Corporate Woods Drive as well.

- 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.**

The lighting proposed for the site will be directed away from adjoining properties and downward with cut-off fixtures. A note on the site plan reflects this.

- 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 within an off-site basin located on Outlot X of Corporate Woods Industrial Park Plat 2. This detention basin will be privately owned and maintained.

- 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 8" water main located along SE Corporate Woods Drive and run 8" water main around the building. A 6" sanitary sewer line will connect to existing 8" sanitary sewer along the east side of 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.**

The site meets open space requirements with a majority of the open space located on the south and east sides, which are most visible to the public.

- 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 conforms to the open space, parking shading, and screening requirements. The overall planting plan can be found on Sheet C400 of the site plan.

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. The max height of the building is 38 feet. The proposed building is similar in scale to the buildings to the north and east.

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

The proposed materials include smooth finish precast concrete wall panels with horizontal reveals. The lower two thirds of the building will be painted white while the upper third will be taupe (light brown). Main entrances and a portion of the wall on the south elevation will be painted brownish red.

The main entrances are located on the east elevations and additional details such as color variation, windows, and added building height are proposed. Some of the main entrance detailing was added to the south elevation that abuts SE Corporate Woods Drive, which is quite visible to the public.

- 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.**

A trash enclosure is not shown on the site. Trash and waste storage will be kept inside the building. Any rooftop equipment will be screened from public view.

- 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 currently planned for this site. The applicant is aware that if signage is desired in the future, a sign permit will be required and all 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 and buildings in the surrounding area.

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

The 200,956 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. Building walls have a max height of 38 feet. The proposed building materials include smooth finish precast concrete wall panels with

horizontal reveals. The materials, colors, architectural character, and scale are similar to other buildings in the surrounding neighborhood.

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.