



Plan and Zoning Commission

Staff Report

Meeting Date: July 16, 2019

Agenda Item: 2325 North Ankeny Boulevard - Fitness World Expansion
Report Date: July 10, 2019 ETC
Prepared by: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Northpointe Village Center Plat 2, Lot 2, expanding Fitness World at 2325 North Ankeny Boulevard, with the condition that revised elevation drawings are submitted, showing a reduction in the use of fiber cement paneling on the north and west elevations.

Explanation of Conditions:

While the overall building has some attractive qualities, staff feels that the larger percentage of fiber cement panels proposed on the addition, compared to the percentage on the existing building, may be a concern. However, the Commission may not share these concerns. There is more detailed discussion in the summary below.

Project Summary:

Harold Pike Construction, LLC proposes a one-story 9,867 square foot building addition to the existing two-story Fitness World building immediately south, expansion of parking, and other associated site improvements.

Located near the northeast corner of N Ankeny Boulevard and NE Georgetown Boulevard on Lot 2, Northpointe Village Center Plat 2, the subject site is 1.25 acres in size and is zoned C-2, General Retail and Highway Oriented Commercial District with restrictions.

A Record of Lot Tie and Agreement Not To Sever was recorded with Polk County on June 10th, 2019, effectively combining the parcel in which the original building occupies (Lot 1), and the subject site (Lot 2). This agreement prohibits that the lots from ever being sold separately, or severed from one another.

The proposed site plan shows the construction of 54 new parking spaces, which is four more than what City code would require for a building of this size. Parking calculations used for this site plan assume one space per 200 square feet of building area.

Fitness World received administrative approval of a reduction of six parking stalls on May 17th, 2016 when the original building was proposed, reducing the required number to 94 stalls from 100. This proposed expansion would lessen that gap overall, providing 148 parking stalls once the project is completed, which is two less than the 150 parking spaces required for building areas combined.

Sidewalks along the proposed building expansion's east side will connect the new parking area and relocated trash enclosure to the existing building and the main entrance of the business. The relocated trash enclosure is located at the northeast corner of the building expansion and will be constructed of the same brick veneer to match the building.

Elevations submitted with the site plan identify a 19' 6" tall building, with an approximately 150 feet of frontage on N Ankeny Boulevard. The building is setback just slightly over the 35 feet minimum from the west property boundary, and 20 feet from the north property boundary.

Mechanical equipment will be required to be shielded from public view. The architect has placed a note on the elevations denoting the requirement of additional screening if mechanical equipment is visible from above the parapet walls once constructed.

Although the building is similar in scale to surrounding properties to the north, south, and east, the building lacks similar building materials. This proposed building is mostly clad in white, grey, and red Nichiha brand wall paneling, a pre-finished fiber cement product.

Neighboring properties include the Northpointe Professional Park buildings to the north, which are also one-story buildings, but consist all of stone veneer façade, or are substantially brick and stucco. Other properties include ALDI grocery store to the south, made up primarily of brick, especially along street frontages, and Availa Bank to the southwest, made up of brick, stone, and stucco.

Similar to the proposed Fitness World expansion, all of these structures are one-story buildings with frontage onto N Ankeny Boulevard. However, all of these abovementioned structures exhibit a large proportion of traditional, durable building materials.

Submitted elevations show a west elevation, fronting onto North Ankeny Boulevard, featuring a three foot base of brick veneer, and one 14 foot wide column of brick that extends to the roof, making up approximately 660 square foot of brick material. Additionally, the west elevation also shows eight windows, totaling 288 square feet, and 1,819 square feet of the Nichiha architectural paneling.

According to Staff calculations, the material make up for this building's street fronting elevation (west) is as follows:

- Glass: 10%
- Brick Veneer: 24%
- Fiber Cement Panels: 67%

Staff has concerns about the extensive use of fiber cement paneling on the west elevation, as well as the north elevation, which may be highly visible when driving southbound on N Ankeny Boulevard. The north elevation consists of 198 square feet of brick veneer, and 1089 square feet of Nichiha wall paneling, and features no windows or other architectural elements.

According to Staff calculations, the material make up for this building's north elevation is:

- Brick Veneer: 15%
- Fiber Cement Paneling: 85%

The building's east elevation is of a similar makeup, featuring brick veneer, glass, and the Nichiha paneling, but is not as visible from public areas. The existing Fitness World building consists of similar materials, but at different proportions. There is greater use of natural, durable materials like stone and brick, especially at a pedestrian scale. The first 15 feet of the existing Fitness World building consists of mostly glass, brick, and stone veneer, and has much more visual interest, further reducing the scale of the building.

The landscaping shown on the proposed site plan complies with all applicable regulations, but is mostly located near the parking area on the east portion of the site to satisfy the pavement shading requirements. There are three clusters of three to five shrubs proposed near the site's western boundary, along N Ankeny Boulevard, and two trees are proposed to be planted near the building's north elevation.

Site Plan Worksheet
2325 North Ankeny Boulevard
Fitness World Expansion

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 an existing private drive north of NE Georgetown Boulevard. The building is oriented to the east but is highly visible from North Ankeny Boulevard and NE Georgetown Boulevard. The building meets all 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, parking area shading, and open space requirements, but does not locate much of the landscaping in the front yard as suggested in 192.02.3 (A) (11)

- 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 proposed site plan shows the construction of 54 new parking spaces, which is four more than what City code would require for a building of this size. Parking calculations used for this site plan assume one space per 200 square feet of building area.

Fitness World received administrative approval of a reduction of six parking stalls on May 17th, 2016 when the building was originally proposed, reducing the required number to 94 stalls. This expansion would lessen that gap overall, provide 148 parking stalls once expansion is completed, which is two less than the 150 parking spaces required for building areas combined.

The existing Fitness World building also provides connection from the existing sidewalk located along NE Georgetown Boulevard to 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.**

One access to the new parking area is provided to the site off of a private drive located on the east side of the site. Parking is located on the east side of the building addition.

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 parking area addition is located on the east side of the proposed building expansion.
Headlight screening is not required in this instance.
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 outdoor storage, and the trash enclosure will be made of brick veneer to match 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 detention for this parcel is located on site and will ultimately be piped to the 36 inch storm water pipe located on the south side of NE Georgetown Boulevard and end up in Fourmile 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.**
The applicant proposes to an existing 8" sanitary sewer located on the west side of the site, along the east side of North Ankeny Boulevard, and tie into the existing building's water line.
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 northeast area of the site.

- 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 applicant was required to replace four trees being removed as a part of the building expansion, and satisfies the remainder of the landscaping 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 building is a one story structure, and will be a maximum of 19.5' feet in height. There are buildings in the general vicinity with similar scale.

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

The proposed materials are a combination of prefinished architectural panels and brick veneer.

- 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 northeast corner of the building and the enclosure will be constructed of brick veneer to match the building. Mechanical equipment will be required to be shielded from public view. The architect has placed a note on the elevations denoting the requirement of additional screening if mechanical equipment is visible from above the parapet walls once constructed.

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

The buildings are complimentary

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.**

The building signage shown on the plans are for reference. 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.**

A ground sign location is not shown on the site plan. In the future, if the building owner would like a ground sign, the location, design and allowances would be determined through the sign permitting 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 10,000 square foot building addition 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.**

Staff has concerns of the building expansion's lack of architectural character, and extensive use of non-traditional building materials. In this sense, the building does not relate to surrounding buildings.

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.