



Plan and Zoning Commission

Staff Report

Meeting Date: August 6, 2019

Agenda Item: 1690 SE Delaware Avenue – Delaware Square Phase 2 Site Plan
Report Date: August 1st, 2019 *ESC*
Prepared by: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1690 SE Delaware Avenue, Delaware Square Phase 2.

Project Summary:

Woodside Business Park LLC, proposes a site plan that would add 16,500 square feet of retail and flex space onto an existing 9,000 square foot building located at 1002 Shurfine Drive, where Bark Avenue currently operates.

The subject site is located north of SE Shurfine Drive and west of SE Delaware Avenue, west of Northwest Bank (1700 Delaware Avenue) and the first phase of Delaware Square (1690 Delaware Avenue). Located on Lot 6, Ankeny Industrial Park Plat 1, the project scope contains 4.13 acres, and is zoned C-2, General Retail and Highway Oriented Commercial District.

The first phase of the development was approved by the Plan and Zoning Commission on March 12, 2008, and included utilities, storm water detention, and some parking that would eventually support the second phase that is now being proposed. Other than relocating the existing trash enclosure and replacing a few trees, no other changes or improvements are to be made to the first phase.

The applicant proposes to remodel the exterior of the existing 9,000 square foot building using a mix of building materials, including cast stone veneer, wood grain horizontal siding, and fiber cement paneling. The addition to this building is to be constructed of similar materials, and will contain several fully glazed overhead doors. Facing the rear of the property, the north and west elevations feature two feet of split face concrete block, and horizontal metal paneling. Farther south, closer to SE Shurfine Drive, the west elevation ties into the south elevation, using the same cast stone veneer and horizontal wood grain siding.

Parking on the site would be expanded and restructured to accommodate 211 vehicles across the entire parking area (including phase one), which is slightly more than what code requires. Since the lots are not being combined, staff has required a cross parking agreement. Traffic circulation would be modified, and access onto SE Shurfine Drive would be limited to the modernized access road west of Northwest Bank.

There is a sidewalk connection onto SE Shurfine Drive that ties the existing sidewalk into the southern portion of the site, as well as phase one of the project. Submitted building elevations show a patio area to the south of the existing building, but this is not reflected on the site plan. Staff has asked for clarification on whether or not this is planned.

Site Plan Worksheet
1690 SE Delaware Avenue
Delaware Square Phase 2 Site Plan

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 orientation of the building and function of the site is appropriate and 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 phase two would provide 83 parking spaces, totaling 211 stalls across both phases. Parking calculations used for this site plan assume one space per 200 square feet of building area.

- 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.**

Access to the site is provided from SE Shurfine Drive via the modernized access road west of Northwest Bank, and from SE Delaware Ave via phase one.

- 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 areas are located primarily away from public rights of way.

- 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 enclosures will be constructed of similar permanent materials 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. **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 6" sanitary sewer at the south side of the site, and tie into 6" water just east of the building that was constructed as part of phase one.

10. **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 at the north and south ends of the building.

11. **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 the trees from phase one that are 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 of similar scale to the 16,000 square foot building constructed as a part of phase one.

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

The proposed materials are a combination of cast stone veneer, wood grain horizontal siding, fiber cement paneling, split face concrete block, and horizontal metal paneling.

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 a permanent material as to match the building. Mechanical equipment is not represented on the elevation drawings, but will be required to be shielded from public view. Staff will ask the architect to provide a note on the elevation drawings specifying this.

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 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 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.

Located in a moderately industrial area, and set farther back from SE Delaware Avenue, staff believes that the material choices used on this building are appropriate, and 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.