



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 17, 2019

Agenda Item: 109 S Ankeny Blvd – Mister Car Wash
Report Date: September 11, 2019 ETC
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan and elevation drawings for Mister Car Wash located 109 S Ankeny Boulevard.

Project Summary:

The subject site is approximately 1.45 acres in size and is located near the southeast corner of S Ankeny Boulevard and W First Street. The property is located on Lots 1, 2, and 3, VW Smith Addition Plat 2 and is zoned C-2, General Retail and Highway Oriented Commercial District.

The applicant proposes to demolish the existing Hardees restaurant and construct a 5,360 square-foot single tunnel car wash and other related site improvements including vacuuming facilities, storm water detention, landscaping, and an improved sidewalk connection onto N Ankeny Boulevard.

Elevation drawings submitted by the applicant shows several materials being used on the 35 foot tall primary building. These materials include architectural grade textured concrete block, stone veneer, EFIS with a stucco finish, corrugated and standing seam metal, pre-finished metal paneling, and glass accents all of various complimentary colors.

In addition to the construction of the main building housing the car wash tunnel, there will be enclosures built to contain vacuuming equipment, waste receptacles, and a canopy covering the area where attendants assist customers purchasing services. These enclosures will be constructed from the same concrete block used on the primary building, and the canopy support columns will be wrapped in concrete block veneer.

The site will be primarily accessed from a right-in driveway off S Ankeny Boulevard, facilitating a one-way traffic circulation pattern where a customer may exit the car wash back onto S Ankeny Boulevard via a dedicated right-out driveway. There is another access onto the site located at the northeast corner, but it is not intended to be a primary entry point. Parking is provided for employees and customers on the north end of the site, where 23 vacuum stalls are located.

Landscaping shown on the proposed site plan complies with all applicable regulations and is primarily located near the site's S Ankeny Boulevard frontage. Storm water will be managed on-site via a detention area at the western edge of the site, between the two driveways onto S Ankeny Boulevard.

**Site Plan Worksheet
109 S Ankeny Blvd
Mister Car Wash**

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 site will be primarily accessed from a right-in driveway off S Ankeny Boulevard, facilitating a one-way traffic circulation pattern where a customer may exit the car wash back onto S Ankeny Boulevard via a dedicated right-out driveway. There is another access onto the site located at the northeast corner, but it is not intended to be a primary entry point. The building and parking area meet 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 provides the two required parking spaces for employees. The site also provides a sidewalk connection onto the existing sidewalk along S Ankeny Boulevard. A sidewalk will also be provided around the perimeter of the proposed building.

- 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.**

A traffic memo was reviewed and approved by both the Iowa DOT (S Ankeny Boulevard is also Highway 69) and the City.

- 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 side of the building, and meets the requirements for off-street parking as stated in Chapter 194.01(6). There is headlight screening to mitigate impacts of vehicles existing the carwash.

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 a trash enclosure, vacuum enclosures, and a canopy covering the area where attendants assist customers purchasing services. The trash enclosure located near the northeast corner of the site, and the vacuum enclosures are near the northeast property line, far from public view.

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 be managed on-site via a detention area at the western edge of the site, between the two driveways onto S Ankeny Boulevard.

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.**

It appears that the impacts on these utility systems can be accommodated adequately.

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.**

Open space is distributed evenly around the site, but features more landscaping near their S Ankeny Boulevard frontage.

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 building is a single-story structure, and will be a maximum of 35' in height to the uppermost point. Buildings in the surrounding area vary in scale, but this height is not abnormal for this land use, and is permitted by the zoning district.

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

The proposed materials are a combination of architectural grade textured concrete block, stone veneer, EFIS with a stucco finish, corrugated and standing seam metal, pre-finished metal paneling, and glass accents all of various complimentary colors.

- 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 dumpster enclosure and vacuum enclosures will be constructed from the same concrete block used on the primary building, and the canopy support columns will be wrapped in concrete block veneer.

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

There is only one building proposed on this site, but will be compatible and complementary with adjacent development in design and materials.

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.**

A potential yard sign has been shown on the site plan, located near the west boundary of the site, but 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 layout of the site is efficient and well planned.

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, and will be a maximum of 35' in height to the uppermost point. The proposed building, signage, and associated site elements relate to the surrounding commercial areas.

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.