

Agenda Item: 3625 SE Delaware Ave – TJX Homegoods Site Plan

Report Date: September 11, 2019

Prepared by: Kellen Gorman
Planner 1

Staff Request:

That the Plan & Zoning Commission approve the site plan for a new building at 3625 SE Delaware Avenue, and two sets of elevation drawings.

Project Summary:

The subject site is located on Lot 2, Mills Addition to Ankeny, a 3.56 outlot created with the development of Mill's Fleet Farm. The subject property is zoned M-1, Light Industrial District and has approximately 550 feet of frontage along SE Delaware Avenue.

Hurd White LLC proposes construction of a one story 22,020 square foot retail building to house a TJX Homegoods store. The site plan shows a potential 11,430 square foot addition slated for the west side of the building, as well as space to the south that could accommodate another building or restaurant with a drive-through.

The applicant has requested that two versions of the building elevations be approved. Both versions are nearly identical, showing a mix of coloration, patterns, glass, and ornamentation, but would be constructed using different methods.

Elevation set one shows the building primarily consisting of textured and painted concrete block. Elevation set two (alternate) shows identical coloration and massing, but through use of precast concrete paneling.

The applicant is requesting to have both sets approved in order to have flexibility with their construction schedule. Elevation set two (alternate) comes at a bigger initial expense to the developer, but would allow for a simplified project timeline and mitigate potential costs and setbacks from working in cold weather.

In addition to the building construction, the site plan also proposes other related site improvements, including 136 parking spaces, a sidewalk connection onto NE Delaware Avenue, and purposefully placed landscaping.

**Site Plan Worksheet
TJX Homegoods
3625 SE Delaware Ave**

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 the building setback requirements, and is primarily oriented to the south and west. There are three access drives into this development, all connecting onto private backage roads shared with Mill's Fleet Farm.

- 2. 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, and will be primarily accessed from the southernmost access along the east property line. The northeastern access points and associated drives have been designed to allow for delivery truck trailers and their unique turning movements. Pedestrian connections have been provided onto SE Delaware Avenue.

- 3. 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 two full accesses off of SE Delaware Avenue, one of which is a signalized intersection, onto existing driveway connections that were installed as part of the Mill's Fleet Farm project.

- 4. 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 contains a number of landscaped islands and peninsulas. Required open space and parking lot shading requirements of the code have been met or exceeded.

- 5. 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.**

The loading and unloading docks, delivery areas and dumpsters are located on the north side of the building. This area will be screened by a wall made of the same materials as used on the building.

- 6. 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 this building will be underground.

- 7. 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.

- 8. 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.**

A private storm sewer system will carry the storm water to the detention pond along the Interstate 35 frontage, at the southeast end of the Mill's Fleet Farm property.

- 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.**

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

- 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 site meets open space requirements, including a "front yard," with landscaping located west of the proposed 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 proposed landscaping conforms to the open space, parking shading, and screening 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 buildings should have good scale with neighboring commercial and industrial sites.

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

The proposed building will be constructed with precast concrete panels or colored/textured concrete block, and EIFS as shown on the colored elevations provided.

- 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.**

Mechanical equipment and waste receptacles will be obscured from public view.

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

At this time, there is only one building being proposed for this site.

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, but is shown for reference only. Staff has not received any proposals for what the sign will ultimately look like, and will be reviewed through a separate 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 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 22,020 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, and will be a maximum of 30' 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.