



Plan and Zoning Commission
Staff Report

Meeting Date: October 22, 2019

Agenda Item: 202 SE Delaware Avenue – Guadalajara Mexican Restaurant Site Plan
Report Date: October 16, 2019
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Planner I

Staff Recommendation:

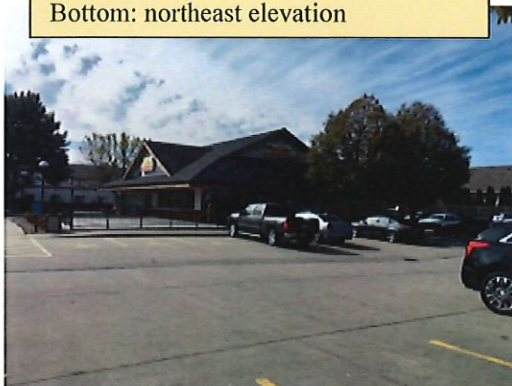
That the Plan and Zoning Commission approve the site plan for Guadalajara Restaurant located at 202 SE Delaware Avenue.

Project Summary:

The subject site is approximately 1.13 acres located south of E 1st Street and west of SE Delaware Avenue. The subject site is zoned C-2, General Retail and Highway Oriented Commercial District. The applicant is proposing to build an addition on the existing building.



Existing building and outdoor patio
Top: east elevation
Bottom: northeast elevation



The existing building is 4,054 square feet with an existing 1,436 square foot outdoor patio located to the northeast side of the existing structure.

The proposed work includes a 598 square foot addition to the north side of the existing building and a 1,135 square foot addition to the east side of the existing structure. Additionally, a roof will be added to the existing patio. There is limited site work occurring with the proposed addition.

The parking area will remain intact. The site plan shows existing parking on the west, north and east sides of the building. Per Ankeny Municipal Code, parking is required at 1 space per 100 square feet of gross floor area plus 1 space per 4 outside seats for a restaurant of this type. The existing building/outdoor patio with the proposed addition would require 73 parking stalls. The site plan shows 75 existing parking spaces, five of which are handicap accessible.

Access to the site will be via an existing drive that connects to SE Delaware Avenue. An existing eight foot trail is located along SE Delaware Avenue adjacent to the east property line. This gives pedestrian access to the site. There is also existing sidewalk around the west, north, and east sides of the existing structure. A portion of the sidewalk on the west side of the building has mechanical HVAC units located on it. City staff have limited concern regarding the impact that this might have for pedestrian use since the customer entrance for the building is on the east side. The site plan shows that the existing sidewalk in front of the east building addition is proposed to be removed and replaced.

The property currently has an existing pole sign located on the east side of the property near the entrance off of SE Delaware Avenue. This sign is proposed to remain. As long as the structure or cabinet of the pole sign is not modified, the sign can remain a legal non-conforming sign based on the Ankeny Municipal Code. All proposed signage shown on the building elevations are for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

The proposed addition does not meet the threshold for bringing the entire site up to Code. Thus, the applicant is only required to replace any landscaping that is removed. There are three trees that will need to be relocated or replaced with the proposed addition to the building. Two are located north and one east of the existing structure. The site plan shows two trees proposed to be moved to the northwest side of the site while one tree will be relocated to the southwest corner of the site.

There is an existing dumpster enclosure located in the northwest corner of the property.

The elevations attached to the staff report show the proposed addition comprised primarily of steel siding with a brick base. The proposed addition appears to look similar to the existing structure. The elevations show the existing patio area proposed to be covered with a metal roofing material. The roof of the building addition will be comprised of asphalt shingles that match the existing building.

Site Plan Worksheet
202 SE Delaware Avenue

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 driveway that connects to SE Delaware Avenue. The building is situated in the southcentral portion of the site and meets all setbacks required by code. The primary entrance of the building faces SE Delaware Avenue. The building orientation and site layout are similar to other buildings and sites in the area.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

This is an existing site and the addition does not meet the threshold to require the entire site be brought up to code. As it exists, the site does meet the required building setbacks and open space requirements. The proposed addition will also meet all required setbacks. The majority of the open space is located around the perimeter, similar to other sites in the area.

- 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 75 parking spaces, five of which are handicap. Per Code, 73 parking stalls are required. An existing eight foot sidewalk along SE Delaware Avenue provides pedestrian access to the site. There is also sidewalk around the west, north, and east sides of the building. There are mechanical HVAC units located within the sidewalk on the west side of the building. Staff has limited concern that these units will inhibit adequate pedestrian access to the building since the public entrance is located on the east side of the 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.**

Access to the site will be via an existing driveway off of SE Delaware Avenue. A traffic memo was provided and reviewed by staff. Staff have limited concerns regarding the additional traffic created by the proposed 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 site plan shows existing landscaping along the east property line which will provide some headlight screening and limit the impact of the parking area on the public way. There are a number of mature trees around the perimeter of the parking area and three trees proposed to be relocated to the perimeter of the parking area. The proposed and existing landscaping will help to reduce the parking areas impact on the adjacent properties and public ways.

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 as to screen from view from public ways and adjoin properties.**

There is an existing dumpster in the southwest corner of the site. An enclosure comprised of wood and metal encompasses the dumpster. Furthermore, the trash enclosure area is located behind the existing build, which provides additional screening for the enclosure from the public way.

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.**

No additional exterior lighting is proposed with this site plan.

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.**

The proposed site plan shows an existing storm sewer pipe north of the building taking storm water to another existing pipe along the west side of SE Delaware Avenue. This storm water flows south and ultimately ends up in Fourmile Creek. The new proposed building addition will slightly increase impervious surface but staff feel that the existing storm water infrastructure can manage this increase.

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 proposed addition will not require any new utility lines. The existing water and sanitary sewer lines will be sufficient for serving the proposed addition.

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 around the perimeter of the site, which are the area's 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 site plan does not meet the threshold that would require that the entire site be brought up to Code. Thus, the applicant is just required to replace any landscaping that is removed. The site plan shows three trees, two on the north side and one on the east side of the existing building, being removed in order to allow the addition to occur. These trees are proposed to be relocated to the perimeter of the site.

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 approximately 25 and a half 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 primary proposed building materials are a combination of brick masonry veneer and steel siding in a similar color to the existing structure. The proposed materials seem to match the materials of the existing structure. The roof over the outdoor patio area is proposed to be constructed of metal and the roof of the addition will be asphalt similar to the existing roof.

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 existing trash enclosure is located in the far southwest corner of the site. The dumpster enclosure is constructed of wood and metal.

There are mechanical HVAC units located just west of the building, which is the side of the building which does not have direct visibility from SE Delaware Avenue. A mini AC unit will be mounted south wall of the proposed addition that will be added to the east side of the existing building. This unit will receive some screening from an existing tree located on the adjacent property to the south.

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

There is only one existing building on the site and the addition is proposed to look similar to the existing structure.

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.**

There is an existing pole sign located near the SE Delaware Avenue entrance to the site. As long as the structure or cabinet of the pole sign is not modified, the sign can remain a legal non-conforming sign based on the City's Sign Code. All proposed signage shown on the building elevations are for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

- 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.**

An existing pole sign is shown on the site plan near the SE Delaware Avenue entrance.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

Signs shown are for reference only. 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 proposed addition meets all required setbacks. The location of the addition is appropriate and the overall existing site layout is similar to other sites in the area.

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

The existing parking area is appropriate to serve the existing structure and the proposed 1,733 square foot building addition. The proposed location of the addition and site layout will allow for adequate circulation of both vehicles and pedestrians.

- 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 25 and a half feet in height. The proposed building addition seems to match the existing structure in material, colors, and scale. The architectural character is similar to other developments along SE Delaware Avenue.

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.