



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 5, 2019

Agenda Item: 420 NW Ash Drive – Sunnyview Care Center - 2019 Expansion Site Plan
Report Date: October 29, 2019 *EJC*
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Sunnyview Care Center – 2019 Expansion located at 420 NW Ash Drive, subject to City Council approval and recordation of all necessary easements and approval of contracts and bonds for public utilities.

Project Summary:

The subject property is located at 420 NW Ash Drive, west of NW Ash Drive and south of NW Prairie Ridge Drive. The total property is 3.40 acres (+/-) and zoned R-3, Multiple-Family Residence District. The proposed expansion includes the disturbance of approximately 1.39 acres (+/-) of the subject property. The applicant is proposing to build 10 bi-attached townhome units on the subject site.

A site plan for the subject property was previously approved by the Plan and Zoning Commission on May 20, 2014. This site plan included an assisted living building and 10 bi-attached townhomes. The townhomes were located on the subject site very similar to the proposed site plan. A site plan was administratively approved July 8, 2015, which removed the townhomes entirely.

The applicant is now wanting to move forward with constructing the 10 bi-attached townhomes. The proposed site plan shows the townhomes located on the north half of the subject site. Access to the site will be via a private drive that connects to NW Ash Drive to the east. There are sidewalks leading from the townhome driveways to the front of each townhome unit. Additionally, there is sidewalk proposed to connect to existing sidewalk that provides pedestrian access to the assisted living building to the south.

Per City of Ankeny Code, townhomes require two spaces for each townhome unit and one space for every four townhome units. This equates to a total of 23 required parking stalls for the 10 bi-attached units. The site plan outlines 26 parking stalls for the proposed development. The plan also notes that two handicap accessible spaces are existing and located just south of the proposed development.

The landscaping shown meets the open space and pavement shading requirements of the Code.

The proposed elevations are attached and share some similarities to the assisted living facility to the south. The proposed townhomes have a maximum height of 22 feet and two inches with an exterior comprised primarily of fiber cement lap siding and stone veneer.

**Site Plan Worksheet
420 NW Ash Drive
Sunnyview Care Center – 2019 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.**

The front elevation of four of the five townhomes will be facing south while the remaining will face north. The buildings facing each other is similar to the layout of the townhome development to the north of the subject site.

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

The site complies with all required setbacks and landscaping requirements. The proposed development is similar to the existing townhome development to the north.

- 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 26 parking stalls, 20 of which are located via garage stalls. Per Code, 23 parking stalls are required for a development of this type. Additionally, there are two existing handicap parking stalls provided to the south, which were constructed previously with the assisted living building. There is sidewalk running from the townhome driveways to their corresponding front entrances. There is also sidewalk adjacent to the six parking stalls located on the west side of the subject site. This sidewalk connects to the assisted living building to the south.

- 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 a private drive that connects to NW Ash Drive and is shared with the assisted living buildings to the south and the church to the east. The limited number of residential units being added with the proposed development does not necessitate any additional traffic improvements for the site.

- 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 adheres to all landscaping requirements of the Code including pavement shading.

- 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.**

The townhome units will either have individual curbside garbage service or utilize the existing dumpster that was constructed with the assisted living building to the south. A trash enclosure was constructed around the existing dumpster with permanent material matching the assisted living 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 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 site lighting is proposed for the townhome expansion. Only residential style exterior lights are proposed, which will be located near the garage and front door of each townhome unit.

- 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 for the proposed development will be managed through storm sewer piping in the parking area that flows to a detention area located in the northwest corner of the site.

- 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 connect to an existing eight-inch water line located just north of the subject site. Eight-inch sanitary sewer will be run along the private drive and connect to existing sanitary located on the east side of the subject site.

- 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 is on the west side of the site. The townhome development is setback from all public streets. The closest public street, NW Ash Drive, is located approximately 300 feet east of the subject site. The west side of the site abuts the High Trestle Trail so having a majority of the open space on this side of the site is ideal since it will be visible from the trail.

- 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 landscaping provided conforms to the open space and pavement shading requirements of the Code. Furthermore, existing trees and landscaping near the proposed area of the development will be protected or transplanted elsewhere on 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 townhomes will be single story with a maximum height of 22 feet and two inches. They will be similar in scale to the single story residence located northeast of the subject site. The townhomes to the north and the assisted living building to the south are both two story structures and are greater in scale compared to the proposed townhome development.

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

The exterior of the townhomes are proposed to be comprised of fiber cement siding and stone veneer. The fiber cement siding is tan or blue in color and the stone veneer looks to be light gray and tan. The elevations show differences in color and architectural elements between the two townhome units.

- 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.**

Any mechanical units will be those typical in residential type construction. Furthermore, the proposed development is setback a considerable distance from any public street so any mechanical units would not be highly visible from the public way. An existing dumpster is located in the parking lot south of the proposed townhome development. A trash enclosure was constructed to screen the dumpster when the assisted living facility was built. Future residents of the townhomes could utilize this dumpster or acquire individual curbside garbage service.

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

There are five bi-attached townhomes proposed and all are proposed to look like the attached elevations. Some of the materials utilized on the proposed townhomes are similar to those used on the existing assisted living facility to the south.

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 are no proposed signs indicated on the plan; however, final design and allowances will be determined with future sign permits. Any future signage would need to adhere to Chapter 195: Signs of the City of Ankeny Code.

- 2. Building signs shall be designed as an integral architectural element of the building.**

There are no proposed signs indicated on the plan; however, final design and allowances will be determined with future sign permits. Any future signage would need to adhere to Chapter 195: Signs of the City of Ankeny Code

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

There are no proposed signs indicated on the plan; however, final design and allowances will be determined with future sign permits. Any future signage would need to adhere to Chapter 195: Signs of the City of Ankeny Code

- 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 meets required setbacks. The location of the proposed townhomes is compatible with the assisted living building located just to the south.

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

Access to the proposed townhome development is via a private drive, which is shared by the assisted living buildings to the south and church to the east. The layout and circulation system for traffic in and around the site is appropriate. The proposed development provided more than the required amount of parking for a townhome development of this size. As noted on the site plan, there is existing handicap accessible parking located adjacent to the south side of the proposed development.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The proposed townhomes are single story with a maximum height of 22 feet and two inches. This is similar in height to other single story residential units in the area. Furthermore, it is lesser in scale compared to the assisted living building to the south and two story townhome units to the north. The exterior of the townhomes are proposed to be comprised primarily of stone veneer and fiber cement siding. These materials are similar to those utilized in the surrounding area and in other residential developments in the City.

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.