



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 19, 2019

Agenda Item: 6809 SE Bellagio Court – IBEW Local 347 Site Plan
Report Date: November 13, 2019 *EJC*
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for IBEW Local 347 located at 6809 SE Bellagio Court subject to City Council approval and recordation of stormwater management easement documents.

Project Summary:

The subject site is 2.65 acres in size and is located approximately a ¼ of a mile south of SE Corporate Woods Drive, east of SE Delaware Ave and directly adjacent to Interstate 35 (I-35). The subject property is zoned C-2, General Retail, Highway Oriented, and Central Commercial Business District with approximately 350 feet of frontage on I-35.

The applicant is proposing to construct a 15,203 square foot, one-story building for the International Brotherhood of Electrical Workers union.

**Site Plan Worksheet
6809 SE Bellagio Court**

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 is similar in layout to other sites in the neighboring area.

- 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. Per Code, parking requirements for office use require 1 parking stall per 200 square feet of gross floor area. That equates to 76 required spaces for the proposed building. The site plan states that 108 spaces are provided.

Sidewalk is proposed to connect to existing sidewalk along SE Bellagio Court. The sidewalk along SE Bellagio Court will extend east and connect to entrances/exits along the west side 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 trip generation memo was provided by the applicant. Staff reviewed and approved the trip generation memo.

- 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 landscaping shown on the proposed site plan meets the open space, pavement shading and screening requirements of the Code. Parking lot screening is provided along the west and north parking area edges.

- 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.**

A trash area is located in the southwest corner of the site and will be screened per Code requirements.

- 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.**

Stormwater detention for this parcel is located in two detention areas, one located in the northwest corner of the site and one in the southeast corner.

- 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 is proposing to connect to existing 6" water and sanitary sewer services located along SE Bellagio Court.

- 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 provided on site is located to the south and to the east of the proposed building. Since this property has frontage along I-35, staff is comfortable with more of the open space being provided in what is considered the rear yard (east side) of the site.

- 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 meets that required by Code for parking lot shading, open space and screening.

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 15,203 square foot single-story structure with a maximum height of 20 feet. There are buildings of similar scale in the surrounding area.

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

The proposed building is comprised primarily of dark gray brick and precast concrete panels. The proposed materials are more durable and longer lasting than materials used on buildings in the surrounding area. The proposed building is compatible with buildings in the surrounding area.

- 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 southwest corner of the site and the enclosure will be constructed of poured concrete with steel doors. Any rooftop mechanical equipment needs to be shielded from view by the proposed parapet walls.

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

There is one building proposed with this site plan.

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.**

A proposed monument sign location is shown southwest of the drive entrance to the site. Building elevations also show that signage is proposed on the east and west building elevations. All proposed signage shown on the building elevations and site plan 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.**

A monument sign is shown to be located near the entrance to the site. 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.**

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 site layout is compatible with setbacks.
3. **Layout and utilization of building, parking, drive-ways, and open spaces.**
The location of the building and 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 building is comprised primarily of precast concrete and brick, which are more durable than materials utilized on other buildings in the surrounding area. The scale of the proposed building is similar to other buildings in the neighborhood.
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.