



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 3, 2019

Agenda Item: 1606 NW Irvinedale Dr – Hidden Creek Commercial 2019 – Site Plan
Report Date: November 26, 2019 *EJC*
Prepared by: Derek Silverthorn
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1606 NW Irvinedale Dr, Hidden Creek Commercial 2019, subject to City Council acceptance of the public ingress/egress easement, public sidewalk easement, and storm water management facility maintenance covenant and permanent easement agreement.

Project Summary:

The property at 1606 NW Irvinedale Dr is located southwest of the intersection at NW 18th St and NW Irvinedale Dr. This parcel is 2.30 acres (+/-), and is zoned C-2, General Retail and Highway-Oriented Commercial District. The surrounding properties are zoned Chimney Point PUD, C-1 (Neighborhood Retail Commercial District, with use restrictions), R-3A (Planned Multiple-Family Residence District), R-2 (One Family and Two-Family Residence District, restricted to single-family), and R-1 (One-Family Residence District). The proposed development consists of a 13,133 (+/-) square foot building, which accommodates 11,243 square-feet for daycare space; and 1,890 square feet for a coffee shop. This development also includes a drive-thru window and drive-thru lane, associated parking, trash enclosure, site screening, proposed monument sign location, pedestrian connections, landscaping, storm water management, and other associated site improvements.

The site will be accessed via an existing curb cut along NW 18th St near the northwest corner of the site; as well as a proposed access from NW Irvinedale Dr along the southern property line, shared with the property to the south. The site plan also includes right-of-way improvements, widening NW Irvinedale Dr in order to accommodate a northbound left-turn lane for traffic into the subject site. Parking is located in the west and north portions of the site, with 90 total parking stalls provided—57 of which are required. The coffee shop drive-thru lane is located in the northern portion of the site with sufficient stacking space provided. Eight-foot sidewalk currently exists along NW 18th St, which will connect to a proposed five-foot sidewalk along NW Irvinedale Dr extending south through the proposed access drive along NW Irvinedale Dr. Five-foot sidewalk will be extended into the coffee shop entrance, and six-foot sidewalk will be provided from the parking area to the building.

The proposed single-story building will be 25 feet in height to the uppermost point, and will be constructed of cultured stone, Nichiha fiber cement panels, lap siding, and corrugated metal. These building materials are complementary to adjacent developments; however, there are several portions around the perimeter of the subject building providing lap siding and corrugated metal at grade level. The adjacent commercial property to the north provides a continuous permanent base material around the perimeter of the building—

consistent with what the Commission typically requires—while the proposed building does not provide permanent base materials around the entire building. The proposed trash enclosure near the west property line will be constructed of stone with metal doors, colored to match the building.

The retaining walls shown along NW 18th St and NW Irvinedale Dr will be 30” in height, and constructed of stone that will be colored complementary to the building. The retaining wall shown along NW 18th St will provide the required screening for the parking area adjacent to NW 18th St, and the parking area adjacent to NW Irvinedale Dr will be sufficiently screened by shrubs. The site will be screened from abutting residential properties to the west by a six-foot opaque fence extending along the entire west property line, as well as intermittent overstory and understory trees. All other proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. There is one ground sign location and one menu board location identified near the northeast corner of the site; however, all signs shown on the submitted plans are for reference only. Final design and allowances will be determined with future sign permits.

The site will be serviced by a proposed six-inch sanitary sewer connecting to an existing southbound eight-inch sanitary sewer located near the west property line. Eight-inch water currently exists along the west side of NW Irvinedale Dr, which will be utilized to service the site with two six-inch water lines—one for both the daycare and coffee shop. Storm water will flow south and east via storm sewer to a proposed storm water detention area south of the building along NW Irvinedale Dr. Storm water will then be conveyed off-site via proposed storm sewer to the south along the west side of NW Irvinedale Dr through a series of open channels and storm sewer before ultimately outletting into Rock Creek.

**Site Plan Worksheet
1606 NW Irvinedale Dr
Hidden Creek Commercial 2019**

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 accessed via an existing curb cut along NW 18th St near the northwest corner of the site; as well as a proposed access from NW Irvinedale Dr along the southern property line, shared with the property to the south. The primary building façade is oriented east toward NW Irvinedale Dr, and the site provides rear-loaded parking to the west of the building.

- 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. Parking is located in the west and north portions of the site, with 90 total parking stalls provided—57 of which are required. The site provides five-foot sidewalk extending from a proposed sidewalk along NW Irvinedale Dr into the coffee shop entrance, and six-foot sidewalk will be provided from the parking area to 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.**

The traffic Study is currently under review. The site will be accessed via an existing curb cut along NW 18th St near the northwest corner of the site; as well as a proposed access from NW Irvinedale Dr along the southern property line, shared with the property to the south. The site plan also includes right-of-way improvements, widening NW Irvinedale Dr in order to accommodate a northbound left-turn lane for traffic into the subject 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.**

Parking is located on the west and north sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01. Screening is required and provided along the parking stalls facing NW 18th St and NW Irvinedale Dr; as well as the west property line abutting residential properties.

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 enclosure will be constructed near the west property line, and will be constructed of stone and metal to match the building. The storm water management area along NW Irvinedale Dr will incorporate two retaining walls 30" in height constructed of modular block to complement the 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 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 flow south and east via storm sewer to a proposed storm water detention area south of the building along NW Irvinedale Dr. Storm water will then be conveyed off-site via proposed storm sewer to the south along the west side of NW Irvinedale Dr through a series of open channels and storm sewer before ultimately outletting into Rock Creek.

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.**

Six-inch sanitary sewer will connect to an existing southbound eight-inch sanitary sewer located near the west property line. Eight-inch water currently exists along the west side of NW Irvinedale Dr, which will be utilized to service the site with two six-inch water lines—one for both the daycare and coffee shop.

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.**

This site provides open space in the north, east, and south portions of the site along NW 18th St and NW Irvinedale Dr, preserving the streetscape and facilitating the storm water detention area.

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 and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed single-story building will be 25 feet in height to the uppermost point, and is 13,133 square feet—similar in height and area to the existing daycare to the north of NW 18th St.

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

The proposed building will be constructed of cultured stone, Nichiha fiber cement panels, lap siding, and corrugated metal. These building materials are complementary to adjacent developments; however, there are several portions around the perimeter of the subject building providing lap siding and corrugated metal at grade level. The adjacent commercial property to the north provides a continuous permanent base material around the perimeter of the building—consistent with what the Commission typically requires—while the proposed building does not provide permanent base materials around the entire building.

- 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 constructed with elements complementary to the design of the primary structure. It will be constructed of stone and metal to match the primary building, as detailed on the submitted plans.

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

There is only one building on this site, but it will be complementary to surrounding developments. Site features, including the trash enclosure and retaining walls, will be constructed of permanent materials and colored to match the primary 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 one ground sign location and one menu board location identified near the northeast corner of the site; however, all signs shown on the submitted 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.**

Building signs shown on the submitted elevations are for reference only; however, final design and allowances will be determined with future sign permits.

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

There is one ground sign location and one menu board location identified near the northeast corner of the site; however, all signs shown on the submitted plans are for reference only. 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 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 13,133 square-foot building is situated effectively on the site, 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 will share a similar height and area to the adjacent development to the north; and will be constructed of materials that complement adjacent developments; however, there are several portions around the perimeter of the subject building providing lap siding and corrugated metal at grade level. The adjacent commercial property to the north provides a continuous permanent base material around the perimeter of the building—consistent with what the Commission typically requires—while the proposed building does not provide permanent base materials around the entire building. There is one ground sign location and one menu board location identified near the northeast corner of the site, and various building signs shown on the elevations; however, all signs shown on the submitted plans are for reference only. Final design and allowances will be determined with future sign permits.

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.