

Agenda Item: 826/834 SE Creekview Drive – Ankeny-Norwalk Ready Mix Site Plan

Report Date: November 26, 2019

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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Ankeny – Norwalk Ready Mix site plan located at 826/834 SE Creekview Drive subject to City Council approval and recordation of a storm water easement.

Summary:

Norwalk Ready-Mixed Concrete, Inc. is proposing to install a new parking lot, materials storage area and concrete washout area at 826 SE Creekview Drive and 834 SE Creekview Drive. The parking lot improvements include pavement shading trees, paved off-street parking spaces, a truck parking area, and a paved area to access the storage and washout areas on the existing lots. No new buildings or building improvements are proposed with the site improvements.

The site is located east of Interstate 35, west of SE Creekview Drive, north of the City of Ankeny wastewater treatment plant and south of E First Street. Both properties included on the site plan are zoned M-2, Heavy Industrial District. A set of restrictive covenants, that requires a 35 foot landscape buffer between both properties and Interstate 35, exists between the City of Ankeny and ‘assigns’ or the individual who was conveyed the property.

Site Plan Worksheet
826/834 SE Creekview Drive – Ankeny-Norwalk Ready Mix Site Plan

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 applicant is proposing to continue utilizing their existing access to SE Creekview Drive. The proposed paved parking area is generally located where the existing gravel parking is currently located. The storage areas abut Interstate 35, however, there is landscaping located west of the proposed storage areas that will help screen these areas from public view.

The overall appearance of the proposed site improvements are consistent with the existing and surrounding industrial properties. The drive aisles and associated parking are in conformance with the standards of the Ankeny Municipal Code.

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

The zoning of both parcels is M-2, Heavy Industrial District. The planned improvements are consistent with the surrounding, existing, industrial streetscape.

- 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. SE Creekview Drive is not a fully improved street, nor does it have sidewalks, therefore pedestrian and bicycle movements are not anticipated to and from this site.

- 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.**

Norwalk Ready Mixed-Concrete Inc. is proposing to utilize their existing accesses to SE Creekview Drive. No buildings or building improvements are proposed with this site. Thus, City staff have limited concerns about increased congestion or decreased safety.

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 applicant has provided some pavement shading trees. Generally, City staff would typically require additional pavement shading trees but due to the limited scope of this project, staff feel that the proposed landscaping is better than what currently exists.

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.**

There are block, recycling and aggregate storage areas proposed on the northwest side of the site. The areas will be screened partially by the existing landscape buffer along Interstate 35

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

Only new underground storm sewer lines are proposed with this site plan.

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.**

A photometric plan was submitted and generally conforms to requirements of the Ankeny Municipal Code.

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 drainage and erosion control has been reviewed and approved by the City's Engineering and Municipal Utilities Departments. Storm water will be detained in one of three detention areas. Two new detention areas are proposed to be located on the north parcel and one existing detention area is located on the south parcel.

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.**

No new utility connections are proposed.

- 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 site meets open space requirements.

- 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 generally conforms to the open space and parking shading requirements of the Code. There is an existing landscape buffer along the west side of the property, adjacent to Interstate 35.

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.**

No new buildings or building improvements are proposed.

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

No new buildings or building improvements are proposed.

- 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 aggregate, recycling and block storage areas are located in the northwest corner of the site. There is an existing landscape buffer along the west side of the property that helps screen these storage areas.

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

No new buildings or building improvements are proposed.

C. Signs

No new signs are proposed

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.

No new buildings or building improvements are proposed.

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

No new buildings or building improvements are proposed.

4. Circulation - vehicular and pedestrian

The site provides for adequate parking and circulation. SE Creekview Drive is not a fully improved street, nor does it have sidewalks, therefore pedestrian and bicycle movements are not anticipated to and from this site.

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.