



*Plan and Zoning Commission*

*Staff Report*

*Meeting Date: February 4, 2020*

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**Agenda Item:** 210 NW Ash Dr – Ankeny Parks Maintenance Facility Improvements Site Plan  
**Report Date:** January 24, 2020  
**Prepared by:** Derek Silverthorn *ESC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 210 NW Ash Dr, Ankeny Parks Maintenance Facility Improvements, subject to City Council acceptance of the public storm water management facility maintenance covenant and permanent easement agreement.

**Project Summary:**

The property at 210 NW Ash Dr is located west of NW Ash Dr across from Hawkeye Park, east of the High Trestle Trail, and less than a quarter-mile north of W 1<sup>st</sup> St. This parcel is 2.45 acres (+/-), and accommodates both the subject building, as well as the water tower and associated features to the south. The site is zoned R-2, One-Family and Two-Family Residence District, surrounded by properties to the north, east, south, and west, also zoned R-2. The disturbed area of the proposed development consists of 1.75 acres (+/-), and includes site improvements for a 4,000 square-foot addition to the west end of the existing building, façade improvements, pavement and parking improvements, new water and sanitary services, landscaping, storm water management, and associated site improvements.

The site will maintain its existing access from NW Ash Dr, which also serves the parking lot to the south of the subject development, adjacent to the High Trestle Trail. The proposed site plan includes pavement improvements to the service area of the site, replacing the existing gravel. Pavement improvements to the public portion of the site create nine new parking stalls on the north side of the access drive, providing 16 total parking stalls—13 of which are required. Headlight screening is required along the north parking stalls facing NW Ash Dr, and will be satisfactorily provided. There is existing sidewalk along NW Ash Dr to the subject site, and six-foot sidewalk will be provided from the parking area to the building entry.

The exterior of both the 14-foot high existing building, and proposed 21-foot high 4,000 square-foot building addition, will primarily be treated with new, white metal ribbed panels, replacing the existing yellow ribbed panels that enclose the entire building. There will also be a base of charcoal brick veneer on the east, south, and west elevations, which are visible to the public. The proposed north elevation will be treated entirely of the white metal ribbed panels, due to the low visibility of this side of this building from public view. The site also provides a new trash enclosure to be located west of the southern parking stalls, inside the service area of the site, and is proposed to be constructed of steel and composite decking.

**Site Plan Worksheet**  
**210 NW Ash Dr**  
**Ankeny Parks Maintenance Facility Improvements**

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 maintain its existing access from NW Ash Dr, which also serves the parking lot to the south of the subject development, adjacent to the High Trestle Trail. The primary building façade remains oriented to the south, adjacent to the parking/service 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. The proposed site plan provides 16 parking stalls—13 of which are required. There is existing sidewalk into the site, and six-foot sidewalk will be provided from the parking area to the building entry.

- 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 site will maintain its existing access from NW Ash Dr, which also serves the parking lot to the south of the subject development, adjacent to the High Trestle Trail.

- 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 southeast of the existing building, on the north and south sides of the drive aisle, and meets the requirements for off-street parking as stated in Chapter 194.01. Screening is required and provided along the northern parking stalls facing NW Ash Dr.



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 new trash enclosure will be located west of the southern parking stalls, inside the service area of the site, and is proposed to be constructed of steel and composite decking.

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 to a proposed storm water detention area south of the parking/service area. Storm water will then be conveyed off-site via storm sewer which drains into the Hawkeye Park pond, and ultimately outletting into Four Mile 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.**

New six-inch sanitary sewer will be extended into the site from an existing eight-inch sewer along NW Ash Dr; and private six-inch water service will be extended from an existing 12-inch water main southwest of the site entrance.

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 development provides open space on the south and east portions of the site along NW Ash 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. The proposed site plan removes existing landscaping only where necessary.

## **B. Building Design**

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

The proposed 21-foot high 4,000 square-foot building addition to the west of the existing 14-foot high building will primarily be out of public view, maintaining the established scale of neighboring buildings and sites along NW Ash Dr.

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

The exterior of both the existing building and proposed building addition will primarily be treated with new, white metal ribbed panels and charcoal brick veneer, replacing the existing yellow ribbed panels that enclose the entire building—enhancing the building's compatibility to neighboring buildings.

- 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.**

A new trash enclosure will be located west of the southern parking stalls, inside the service area of the site, and is proposed to be constructed of steel and composite decking.

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

The proposed façade improvements enhance the single existing structure and its relationship to adjacent public facilities.

## **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 existing ground sign that is proposed to be removed and replaced at a later date. No additional signs have been shown on the submitted plans; however, 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.**

No proposed building signs have been shown on the submitted plans; 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 existing ground sign that is proposed to be removed and replaced at a later date. No additional signs have been shown on the submitted plans; however, 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 redesigned parking area, as well as established stormwater management and open space are appropriate for the site.

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

The proposed façade improvements enhance the building's compatibility with the surrounding 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.