



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 4, 2020

Agenda Item: 704 SW Des Moines St – Site Plan
Report Date: January 30, 2020
Prepared by: Jake Heil
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 704 SW Des Moines St, subject to City Council acceptance of the public storm sewer easement; and public stormwater management facility maintenance covenant and permanent easement agreement.

Project Summary:

The property at 704 SW Des Moines St is generally located west of SW Des Moines St, and just south of SW Ordinance Rd; on Lot 3, John Deere Place Plat 5. The parcel is .39 Acres (+/-). This site is zoned M-1, Light Industrial. The surrounding properties to the north, east, south, and west are also zoned M-1, respectively. The disturbed area of the proposed development consists of .39 acres (+/-), and includes building a new 4,500 square foot building, sidewalk along SW Des Moines St, landscaping, fenced in area for storage, a stormwater management area and associated site improvements.

The exterior of the building will consist of ribbed metal wall panels, with a 36" split face veneer along the bottom, and dark bronze metal trim. The proposed site includes 4 parking stalls, 2 more than what is required. Currently there is no sidewalk along SW Des Moines St, and the proposed site plan indicates a sidewalk along SW Des Moines St. The landscaping on the proposed site plan complies with applicable regulations. The site will improve its existing access from SW Des Moines St, which will be widened to accommodate traffic access in and out of the site. The proposed fenced in storage enclosure will be constructed of a 6 ft. black vinyl chain-link fence with black vinyl slats, and is located in the northwest corner of the site. The proposed storage area should not be very visible from the street. The proposed site includes a stormwater retention area in the southwest corner of the lot, behind the proposed building.

**Site Plan Worksheet
704 SW Des Moines St**

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 proposed site will upgrade its current access to SW Des Moines St, to allow better access into the site. The primary building façade will be oriented to the east, facing SW Des Moines St. with the parking lot located in front of the building, similar to surrounding buildings in the 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 4 total parking stalls. The site will provide a new 5 foot sidewalk along SW Des Moines St.

- 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 have one access off of SW Des Moines St. and will not increase congestion or decrease safety on the site or surrounding public streets.

- 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 east side of the building, and meets the requirements for off street parking as stated in Chapter 194.01. Screen is not required with the orientation of the parking stalls facing the south.

- 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 proposed site will have a 6 ft. black vinyl fence enclosure on the west side of the property and will be screened from view by landscaping along the north side of the site, the building, and the stormwater detention that is located in the southwest corner of the site. There will be no trash enclosures.

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 west to the proposed storm water detention area located in the southwest corner of the site. Storm water will then be conveyed off-site to the south through a series of open channels and storm sewer before ultimately outletting into Saylor 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.**

The applicant proposes connecting to the existing 6" sanitary sewer and 6" water located on the east side of the property near SW Des Moines St. A 6" sanitary sewer and a 2" water line will be used to service the site. It appears that the impacts on the existing utility systems can remain adequately accommodated.

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 primarily along the north, south, and west portions of the site 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 building maintains the established scale of neighboring buildings and sites.

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

The proposed building materials include a 36" wainscot: split face cmu veneer, with tan ribbed metal walls and a painted dark bronze metal trim. These proposed materials will maintain the established design relationship with neighboring buildings and sites.

- 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 proposed site will contain a 6 ft black vinyl fence, located in the northwest corner of the site. With the orientation of the building and other surrounding buildings, the proposed fence will mainly be hidden from view.

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

The proposed building compliments the design and materials used on the site and adjacent sites.

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.**

No 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.**

No ground 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 parking areas and drive aisles are appropriate for the site, and will improve traffic flow to and through public spaces. The open space and storm water management areas will enhance the site on the north, south, and streetscape along SW Des Moines St.

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 is compatible 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.