
Agenda Item: Otter Creek Commercial Plat 2, Lot 5 Site Plan – 3606 NE Otterview Circle

Report Date: February 26, 2020 *ESC*

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Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Otter Creek Commercial Plat 2, Lot 5 located at 3606 NE Otterview Circle subject to City Council approval and recordation of a storm water management easement.

Project Summary:

The subject site is 0.97 acres in size and located north of NE 36th Street and west of Interstate 35. The subject site is zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The proposed site plan proposes the construction of a 9,600 square foot multi-tenant office/retail building with approximately 3,200 square feet of office and 6,400 square feet of retail use.

Per Ankeny Municipal Code, parking is required at one space per 200 square feet of office or retail space. That equates to 48 parking stalls required for a 9,600 square foot building. The proposed site plan shows 54 parking stalls provided including three handicap. Five-foot sidewalk is proposed along the west side of NE Otterview Circle. A four-foot sidewalk connects the sidewalk along NE Otterview Circle to the parking area in front of the building and leads directly to the handicap accessible ramp adjacent to the south side of the building. An eight-foot sidewalk runs along the front and rear sides of the building. Additionally, there are steps leading down to the rear of the building from the front along the west side of the building. A patio area is proposed about halfway down the stairway.

The proposed 9,600 square foot building is single-story on the front (south) elevation and two-story on the rear (north) elevation, ranging from 19' to 33' in height. Building materials are comprised primarily of brick veneer, cast stone veneer, and fiber cement paneling. A portion of the upper building will have corrugated metal siding attached to it.

The applicant is showing a ground sign in the southern corner of the site. The location shown generally complies with the required setbacks. However, a Hold Harmless Agreement would need to be approved to allow the sign to be located within the ingress/egress easement. Otherwise, the proposed sign would need to be shifted out of the ingress/egress easement. Final

designs and allowances for all signage will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

The landscaping shown on the proposed plans comply with all applicable regulations including head light screening, open space and shade tree requirements. A trash enclosure is located in the northeast corner of the site and will be comprised of split face CMU similar in color to the main building with corrugated metal panel doors. A 12' by 12' shed is proposed to be located in the northwest corner of the rear parking area. This building is proposed to be comprised of masonry veneer that matches the color of the building.

Site Plan Worksheet
Otter Creek Commercial Plat 2, Lot 5 – 3606 NE Otterview Circle

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.**

Access to the site is located off NE Otterview Circle via a shared driveway. The front (south elevation) of the building is oriented towards NE Otterview Circle, which causes the building to sit slightly off-center on the lot. This orientation is similar in nature to the building just south of the proposed site. There is a parking area located in the front and rear of the proposed building. This is different from the building to the south, which has parking on the front and on the north side of the building. However, the building to the south does not have tenant spaces available in the rear of the building like the subject site.

- 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 screening requirements of the Code. Parking that faces NE Otterview Circle will be screened using landscaping with a minimum height of 30 inches.

- 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, 48 parking stalls are required. The proposed site plan provides 54 parking spaces, including three handicap accessible stalls. Sidewalk is proposed along NE Otterview Circle which provides a pedestrian connection to the proposed building via a four-foot sidewalk. There is eight-foot sidewalk along the front and rear sides of the building and a stairway on the west elevation that leads down to the rear parking lot area.

- 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 traffic memo was provided and approved by City staff. The anticipated traffic generation did not necessitate a traffic study. The proposed layout was deemed to be sufficient and no significant increase in congestion or decrease in safety is projected due to the development.

Access to the site will be off of NE Otterview Circle via a shared driveway. There is parking in the front and rear sides of the building.

- 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 parking stalls adjacent to NE Otterview Circle are screened using landscaping with a minimum height of 30 inches. The rear parking area will be screened using a Type 'C' opaque screen in order to mitigate any negative impact to the residential units located west of the subject site.

- 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 dumpster is located in the northeast corner of the site. An enclosure is provided around the dumpster and the structure is comprised of split face CMU with corrugated metal doors. A 12' by 12' shed is proposed in the northern corner of the rear parking area behind the main building. It is proposed to be comprised of masonry veneer similar in color to the primary structure and have metal doors. The storm water detention area is located in the rear of the site and an opaque screen is provided along the northwestern edge of the property that helps mitigate any negative impacts this area might have on the residential units west of the proposed site.

- 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.**

No final decisions have been made regarding the proposed exterior lighting for the site. City staff have informed the applicant of the Code requirements as they relate to exterior site lighting.

- 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.**

There is an existing 10' floodplain setback along the rear property line. A very small portion of the parking area is shown within this setback. There is limited concern from City staff regarding allowing this small portion of parking area to exist in the floodplain

setback. Storm water will be managed via the installation of storm sewer throughout the site and proposed grading changes. Storm water will generally flow northwest from the front parking lot to the rear where a detention basin is proposed. There is existing 15" storm sewer located off-site adjacent to the northeastern property line of the subject site. The applicant also proposes to install 12" storm sewer that will facilitate storm water from the front and rear parking areas to the detention basin behind the building.

- 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 to connect to an existing water main on the northeast side of the property and to add a six-inch service line to accommodate the uses of the proposed building and fire service. The site plan shows a six-inch sanitary sewer that connects to existing sanitary on northeast side of the property.

- 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.**

Approximately 8,430 square feet of open space is required for the subject site. A sufficient portion of this required space is located in the front and side yards of the proposed development.

- 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.**

There are a small number of existing trees on the site. The applicant stated that the minimal amount of existing trees on the site were unable to be saved and referenced the many new trees that were planned to be planted with the proposed development. The proposed landscaping conforms to the open space, parking lot shading and screening requirements of the Code.

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 single-story structure on the south elevation facing NE Otterview Circle and a two-story structure on the north elevation. The north elevation will be a maximum of 33' in height and the south elevation will have a maximum height of 19'. The building scale is similar in nature to the multi-tenant building to the south and the convenience store to the southeast.

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

The proposed building will be comprised primarily of an almost black fiber cement siding and a reddish brick veneer. Additionally, two of the tenant entrances on the south elevation will be comprised of gray cast stone veneer. Approximately five feet of the

upper portion of the building will have corrugated metal siding on it. The colors and materials proposed are similar and complimentary to other buildings in the general vicinity.

- 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 in the northeast corner of the site and be comprised of split face CMU in a color similar to the primary structure with corrugated metal panel doors.

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

There is only one primary structure on the site. There is a 12' by 12' shed proposed to be located behind the primary structure. It is shown on the attached elevations and is comprised of masonry veneer, similar in color to the main building.

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.**

Signs shown on the building are for reference only. A monument sign is shown on the site plan located in the southern corner of the site within an ingress/egress easement. The applicant has been informed that a Hold Harmless Agreement will need to be approved or the sign will need to be moved outside of the easement area. Final designs and allowances will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signs shown on the building are for reference only. Final designs and allowances will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

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

No elevations were provided for the monument sign shown in the southern corner of the site. Final designs and allowances will be determined through the City's sign permitting process and will comply with the sign regulations in Chapter 195.

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 layout and circulation system for traffic is appropriate for the 9,600 square foot building.

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 is a single-story structure on the south elevation with a maximum height of 19' and a two-story structure on the north elevation with a maximum height of 33'. Aside from the two-story portion of the build, which grades downward into the site, the proposed building is similar in scale to the multi-tenant building to the south and the convenience store to the southeast. The character of and material used on the proposed building will be both similar and complimentary to the other two buildings in the neighboring area. The color of the proposed building will be darker in appearance as compared to the buildings but still neutral in tone.

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.