



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 16, 2020

Agenda Item: 1520 NW Irvinedale Drive – Hidden Creek Mixed-Use 2020 – Site Plan
Report Date: June 11, 2020 *EJC*
Prepared by: Ruth Hulstrom
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Hidden Creek Mixed-Use 2020 located at 1520 NW Irvinedale Drive, 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 1520 NW Irvinedale Drive is located south of NW 18th St and west of NW Irvinedale Drive. This parcel is 2.32 (+/-) acres, and is zoned C-2, General Retail and Highway-Oriented Commercial District. The adjacent property to the north is also zoned C-2. The subject property abuts NW Irvinedale Drive to the east and NW 15th Street south. The properties directly adjacent to the west of the subject property are zoned R-2, One-Family and Two-Family Residence District and R-2, restricted to one family.

The proposed development consists of a two-story multi-use building with an 11,540 (+/-) square foot building footprint. The first floor consists of 2,182 square feet of restaurant space, 9,380 square feet of professional office space, and a 1,147 square foot, two bedroom ADA apartment. The second floor is comprised of 12, one or two bedroom apartment units. This development also includes a drive-thru window and drive-thru lane, associated parking, covered garages, 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 a shared drive that connects to NW Irvinedale Drive near the northeast corner of the site; as well as a drive off of NW 15th Street near the southwest corner of the site. A traffic memo was provided by the applicant, which triggered a traffic study. The applicant is aware that a traffic study needs to be completed but in an effort to keep the site plan moving, the developer has agreed to add two notes to the site plan indicating, “The traffic impact study shall be completed by the developer’s engineer and approved by the City of Ankeny before a vertical building permit will be issued” and “Any public improvements required as a result of the traffic impact study shall be completed and accepted by the City of Ankeny prior to an issuance of the Temporary Certificate of Occupancy or Final Certificate of Occupancy”.

The restaurant drive-thru lane is located on the south end of the proposed building and provides sufficient stacking space. Five-foot sidewalk is proposed to be installed along NW Irvinedale Drive extending west along the shared access and connecting to six-foot sidewalk that provides access to the east and west

building entrances. Additional sidewalk is provided along NW 15th Street and is proposed to connect to existing sidewalk along NW 15th Street. Sidewalk is also provided from the parking area just north of the garages to the west building entrance. A crosswalk is provided through the drive-thru line between the sidewalk near the garages and the west building entrance.

The proposed two-story building will be 30 feet 4 $\frac{3}{4}$ inches in height to the uppermost point, and will be constructed of cultured stone, smooth cement board, brick, glass, and lap siding. These building materials are complementary to adjacent developments.

A six-foot opaque vinyl fence currently exists along a portion of the west property line. Additional six-foot opaque vinyl fencing is proposed to be installed along the remaining west property line to help screen the property from the existing single-family residential homes to the west. The fencing as well as the proposed overstory and ornamental trees will help screen the subject site from the single-family residential homes to the west. Additional landscaping was added near the drive-thru exit adjacent to NW Irvinedale Drive, in an effort to reduce the negative impact of headlights. All other proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. There is one proposed ground sign located in the northeast corner of the site, one menu board sign proposed west of the drive-thru window, and two directional signs proposed, one at the entrance and one at the exit of the drive-thru; 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 eight-inch sanitary sewer located near the west property line. Eight-inch water currently exists along the west side of NW Irvinedale Drive and the developer proposes to extend a six-inch water main from the existing line to service the building. Storm water will flow south via storm sewer piping to a proposed storm water detention area south of the building. The storm water will be detained onsite for a period before ultimately being released into Rock Creek.

**Site Plan Worksheet
1520 NW Irvinedale Drive
Hidden Creek Mixed-Use 2020**

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 shared drive that connects to NW Irvinedale Drive and is located in the northeast corner of the site and by a proposed drive in the southwest corner of the site that connects to NW 15th Street. The primary building façade is oriented east toward NW Irvinedale Drive, and the site provides a rear-loaded parking area, west of the proposed building. The site layout is similar to the Hidden Creek Commercial 2019 site located north of 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 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 south portions of the site, with a total of 99 parking stalls provided. Per Code, 96 parking stalls are required for the proposed building usage; including 22 spaces for the restaurant use, 47 spaces for the professional office use, and 27 spaces for the apartment use. 12 of the 99 spaces are proposed to be included via the enclosed garages located on the south end of the site. Five of the 99 stalls are handicap accessible. The site provides six-foot sidewalk extending from a proposed sidewalk along NW Irvinedale Drive into the west and east entrances of the building. The sidewalk along the west side of the building extends south and connects to the parking area just north of the garages. Additionally, there is five-foot sidewalk proposed along NW 15th Street that will connect to existing sidewalk along this street.

- 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 by the developer and it triggered the need for a traffic impact study. The developer is aware that a traffic impact study will be needed but agreed to add notes to the site plan indicating that no vertical building permit would be issued until the traffic impact study was completed and approved by the City of Ankeny and if public improvements are needed as indicated by the traffic impact study then no Temporary or Final Certificate of Occupancy will be issued until the public improvements are completed and accepted by the City of Ankeny, see Notes S and T under "General Notes", Sheet C101 of the attached site plan.

The site will be accessed via an existing shared drive that connects to NW Irvinedale Drive and a driveway that connects to NW 15th Street.

- 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 south sides of the building, and meets the requirements for off-street parking as stated in Chapter 194.01. Screening is required and provided near the drive-thru exit adjacent to NW Irvinedale Drive; as well as along 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 south property line and connect to the west side of the proposed garages. It will be constructed of cultured stone, similar to what is being used on the garages and main building. The storm water management area on the corner of NW Irvinedale Drive and NW 15th Street will incorporate native Iowa plantings and other landscaping to mitigate any negative impact it may have on the public ways.

- 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 properties 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 towards an onsite detention basin located on the south end of the site. Storm water will be detained for a period before continuing off-site, ultimately being released 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 eight-inch sanitary sewer located near the west property line. Eight-inch water currently exists along the west side of NW Irvinedale Drive, the developer proposes to connect a six-inch line to the existing water main to service the building.

- 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 15th Street and NW Irvinedale Drive, preserving the streetscape and facilitating storm water.

- 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, headlight screening and open space landscaping conform to the landscape requirements of the Code. Native Iowa plantings have been added around the storm water detention basin to lessen any negative impact it might have to the public ways.

B. Building Design

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

The proposed two-story building will have a height 30 feet 4 ¾ inches to the uppermost point, and is proposed to have an 11,540 square foot building footprint. The height and footprint of the proposed building is similar to the existing daycare, north of NW 18th Street, and the Hidden Creek Commercial building directly north of the subject site.

- 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, brick, glass, horizontal lap siding, and smooth cement board. These building materials are complementary to adjacent developments. The colors provided in the building elevations attached were stated by the applicant to be the best match to what the proposed building colors might be.

- 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 of cultured stone to match the primary building, as detailed on the submitted plans. The trash enclosure is also located in the southwest corner of the site off of NW 15th Street so will be less visible in this location than other potential areas on the subject site.

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

Aside from the primary building, a 12 unit garage is proposed on the south side of the site. The materials and colors proposed for the garages are similar to those proposed on 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.**

There is a proposed ground sign shown in the northeast corner of the site. There are also two proposed directional signs and one menu board located near the drive-thru area; 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.**

No proposed building signage was submitted with the subject site plan. The applicant has been informed that should signage be needed then it will need to go through the City's sign permit application process and meet the requirements outlined in Chapter 195: Signs of the Municipal Code.

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

There is one ground sign proposed to be located in the northeast corner of the site. No design rendering of this sign was submitted with the subject site plan. 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 11,540 square-foot building is situated effectively on the site, and the circulation system for traffic is appropriate. A traffic impact study is still needed to assess whether public improvements might be needed to effectively service the proposed uses of 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 building will share a similar height and footprint to the adjacent development to the north; and will be constructed of materials that complement adjacent developments. The site plan indicates one monument sign, one menu board sign and two directional signs. All signs shown on the submitted plans are for reference only. No design renderings were provided for these signs. The applicant was informed that final design and allowances for signage would 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.