



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: Bellagio Park Improvements – 5000 NE Bellagio Drive Site Plan

Report Date: April 12, 2022

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ESC

Recommendation:

That the Plan and Zoning Commission approve the site plan for Bellagio Park Improvements located at 5000 NE Bellagio Drive.

Project Summary:

The subject site is approximately 4.38 acres (+/-), located north of NE 47th Street and east of NE Delaware Avenue. The subject property is zoned R-1, One-Family Residence District and is owned by the City of Ankeny.

The applicant is proposing to install an open shelter, playground area, basketball court, and drinking fountain. Additionally, a paved trail will be constructed that loops around an existing storm water basin located on the subject site. This trail will connect the existing sidewalk along NE Bellagio Drive with proposed sidewalk along NE Delaware Avenue.

The open shelter is proposed to have a max height just over 13 feet and be either brown or green in color, similar to other park shelters in the City of Ankeny. The site plan does not indicate any proposed landscaping aside from seeding with a native mix around the existing pond. The City Parks and Recreation Director has indicated that he anticipates installing trees in the future but nothing has been finalized at this point.

There is no parking area associated with the proposed park project. Access to the site will be via new or existing sidewalk along NE Bellagio Drive or NE Delaware Avenue.

A trash receptacle, similar to those located in other parks around the City, is anticipated to be installed near the shelter.

**Site Plan Worksheet
Bellagio Park Improvements
5000 NE Bellagio Drive**

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 shelter, playground area, and basketball court are located on the south end of the site. This location was primarily dictated by the large storm water pond that already existed on the site. The proposed improvements will be compatible with the surrounding neighborhood, which consists primarily of single-family residences.

An 8-foot trail is proposed around the existing storm water basin. This looping trail will connect to existing sidewalk along NE Bellagio Drive and NE Delaware Avenue.

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

Ankeny Municipal Code allows publicly owned parks, playgrounds, golf courses, and recreation areas within R-1 zoned properties.

The subject site is surrounded by single-family detached homes and the streetscape will not change drastically from what previously existed aside from the installation of the shelter, basketball court, and playground area. The City Parks and Recreation Director anticipates planting additional trees on the site in the future.

- 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.**

No parking area is proposed for the subject site. Pedestrian and bicycle access to the site will be from existing sidewalk along NE Bellagio Drive and NE Delaware Avenue. An 8-foot trail will loop the existing pond and provide a paved route to the basketball court, shelter, and playground on the south end of the 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.**

No significant traffic impact is anticipated with the proposed site improvements.

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.**

No parking area is proposed with the site plan.

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 standard trash receptacle is proposed to be installed near the shelter. The receptacle will be similar to others located within City owned parks within the community. It will be fully enclosed and have a top that will keep wildlife from being able to access the contents.

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

A 1-inch water line is proposed to connect to an existing 8-inch line along NE Bellagio Drive on the east side of the site. The new 1-inch line is meant to provide service to the proposed drinking fountain on the site.

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 lighting is currently proposed for the site.

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 stormwater basin located on the north end of the site. Some minor improvements will be made to this existing basin including installation of rip rap and seeding around the south end of the pond with a native mix. Both of these measures will help reduce erosion and improve water quality.

- 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.**

A 1-inch water line is proposed and will connect to an existing line along NE Bellagio Drive. This line is meant to service the water fountain proposed as part of the site improvements.

- 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 majority of the site will remain open space with only the installation of the shelter, basketball court, and playground area having a more significant visual impact on the site.

- 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.**

At this time no landscaping is proposed aside from native mix seeding around the pond. The City Parks and Recreation Director anticipates installing more trees on the site in the future.

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.**

A small park shelter and playground are the only structures proposed for the subject site.

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

The shelter will be comprised entirely out of metal and be either brown or green in color, similar to other park shelters within the City.

- 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 trash receptacle is anticipated to be installed near the shelter and will be entirely enclosed.

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

The shelter and playground are the only structures proposed for the subject site.

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.**

A ground sign is proposed in the southwest corner of the site. Ankeny Municipal Code does not require sign permits be submitted for City, County or State signs. The City Parks and Recreation Director anticipates that the sign will look similar to other park signs within the community. The final location of the ground sign will be determined in the future.

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

No building signs are anticipated.

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

A ground sign is proposed in the southwest corner of the site adjacent to NE Delaware Avenue.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

Signs shown are for reference only. City staff anticipate that the ground sign shown would match other existing park signs within the City.

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.**

The location of the playground area and shelter are appropriate for the site and will have a fairly minimal impact on the surrounding neighborhood.

- 3. Layout and utilization of building, parking, driveways, and open spaces.**

The proposed site layout and pedestrian/bicycle traffic circulation is appropriate.

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

The proposed shelter is similar to other park shelters in the City.

5. Circulation - vehicular and pedestrian

City staff does not believe that any major impact to traffic will occur with the proposed improvements.

6. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.