



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: 1900 4th Street – Faith Baptist Storage Building – Site Plan
Report Date: April 14, 2022
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 320 NW College Avenue, Faith Baptist Storage Building.

Project Summary:

The subject property is located at 320 NW College Avenue and is generally located south of NW 4th Street and west of NW College Avenue. The parcel is 1.07 Acres (+/-). The site is zoned R-3, Multiple Family Residence District. The surrounding properties to the east and south are similarly zoned, properties to the north and west are zoned R-1, One Family Residence District. The disturbed area of the proposed development consists of less than an acre and includes a new 4,569 sf storage building with a new parking lot and associated site improvements.

The proposed site will maintain its sole access point on NW College Ave. Parking for the site requires 1 space per bedroom and 1 additional space for every 4 rooms. Currently there are two apartment buildings each with 8 units, which would require the site to have 20 parking spaces. The proposed site plan proposes 16 parking spaces, with additional parking to be provided by the Faith Baptist campus, just north of this site.

The proposed building will be 16 feet in height at the uppermost point, and will be constructed of split face CMU, and hardi plank lap siding and metal accents. The proposed building materials conform to Section 192.02.3.B, providing a three-foot base and over 10% primary materials on all elevations. The submitted site plan proposes the building to be located towards the north side of the site, with a drive aisle surrounding the structure and parking on the south side of the building. The site does propose a trash enclosure to be located on the west of the property. The landscaping on the proposed site plan complies with applicable regulations. Additional headlight screening was added to the southern portion of parking.

The site will utilize the existing utility services to the site. A new 6-inch water main will be extended west from the 6-inch water main along NW College Avenue, for a new fire hydrant for adequate coverage of the proposed building. New 8-inch storm sewer mains will be around the proposed building to handle storm water. These 8-inch lines connect to a new 15-inch storm sewer main that runs north along the west property boundary on to the Faith Baptist site, where it will connect to the existing 36-inch storm sewer main. From there storm water flows north and then east through a series of conduit and unnamed creeks, until it eventually flows into Rock Creek, which ultimately flows south and west into the Des Moines River.

Site Plan Worksheet
320 NW College Ave – Faith Baptist Storage Building – Site Plan

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 primary building façades are oriented to the north, south and east. The site will maintain its sole access to NW College Avenue. The proposed building and parking areas meet all code requirements and is compatible to surrounding sites.

- 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 for the site requires 1 space per bedroom and 1 additional space for every 4 rooms. Currently there are two apartment buildings each with 8 units, which would require the site to have 20 parking spaces. The proposed site plan proposes 16 parking spaces, Faith Baptist Bible College will provide extra parking for residents and guests in their parking areas to the south of Patten Hall Library and north of the maintenance building, as an overflow option. The site also provides improvements for safe pedestrian and bicycle access around and through the site. Additional improvements will be made to the current sidewalk that runs along the north property boundary of the site that connects NW College Avenue to NW Linden Street to the west, which will cause a trail detour that would be limited to 5 days or less.

- 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 proposed site will maintain its sole access point to NW College Avenue. The proposed site and use should 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.**

The primary parking for the site is located on the south side of the proposed building. The proposed parking spaces meet the requirements for off street parking as stated in Chapter 194.01. Headlight screening was added to the south side of the proposed parking.

- 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 site does propose replacing the current trash enclosure, located in the southwest side of the site. The trash enclosure will be constructed of Split face CMU matching the base of the proposed building. The trash enclosure is towards the back of the site and is further screened by trees.

- 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.**

New 8-inch storm sewer mains will be around the proposed building to handle storm water. These 8-inch lines connect to a new 15-inch storm sewer main that runs north along the west property boundary on to the Faith Baptist site, where it will connect to the existing 36-inch storm sewer main. From there storm water flows north and then east through a series of conduit and unnamed creeks, until it eventually flows into Rock Creek, which ultimately flows south and west into the Des Moines River.

- 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 site will utilize the existing utility services to the site. A new 6-inch water main will be extended west from the 6-inch water main along NW College Avenue, for a new fire hydrant for adequate coverage of the proposed 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.**

The site meets open space requirements, with the majority of the open space along the perimeter of 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.**

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 split face CMU, and hardi plank lap siding and metal accents. These proposed materials meet the design standards set out in the code and 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.**

There are no proposed mechanical equipment, storage or service yards that need screening.

- 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

No signage improvements or additions are included in this proposed site plan.

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 location of the building is toward the middle north side of the site. The proposed building and site development match the neighboring building and uses.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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.