



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 21, 2023

Agenda Item: 5075 SE Delaware Avenue – Copeland Commercial Site Plan

Report Date: March 15, 2023

Prepared by: Bryan Morrissey
Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 5075 SE Delaware Avenue, subject to recordation of the Delaware Landing Plat 1 – Final Plat and City Council approval of the associated development agreement.

Project Summary:

The subject development is located east of SE Delaware Avenue on Lot 1, Delaware Landing Plat 1, within the southeastern quadrant of Ankeny. The site itself is approximately 6.42 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District w/restrictions. An existing Sam's Club borders the subject property to the north along with a private drive that stems from SE Delaware Avenue. The applicant is proposing to construct an approximate 55,000 square-foot retail building that will house a future Hobby Lobby.

The exterior of the proposed building will be constructed primarily of tilt-up concrete paneling, EIFS banding, and glass. A combination of split face CMU and concrete paneling is present at the base of the entire perimeter of the structure, while the minimum primary material requirements have been satisfied for each wall on the proposed elevations. The site plans also show a trash compactor that will be attached to the rear of the proposed building that will be screened with evergreen trees to reduce its visibility on public ways and neighboring properties.

The site plan shows two access points to the development, both stemming from the existing Sam's Club private drive to the north of the subject property. One access drive will be used by patrons that leads to the parking area on the west side of the building while the other access point is located on the east side of the building that leads to a truck docking/loading station and the trash compactor on the site. The required traffic impact study associated with this development warranted a right-turn lane and a traffic signal at the intersection of the Sam's Club private drive and SE Delaware Avenue. Both of the previously mentioned public improvements will be completed prior to the City issuing a certificate of occupancy for the building.

Parking stalls are shown on the west side of the proposed building with 200 stalls being provided in total. The Ankeny Municipal Code requires a minimum of 138 parking stalls based on the size and use of the development, which the provided plans satisfy. The landscape and screening requirements of the Code have also been met with what's provided, as screening will be installed along the parking area on the west side of the building and the east access drive to limit any impacts those areas may have on adjacent properties. Utility wise, the development will be serviced by connecting to an existing twelve-inch water main that is located near the northwest corner of the property. From there, eight-inch water lines will be extended along the north and west property lines on the lot. Eight-inch sanitary service will be extended throughout the

site. Stormwater in the area generally flows to the south and the east and will be collected by one of the multiple stormwater intakes shown on the site plan, before ultimately being detained in the proposed detention pond on the east side of the building.

Site Plan Worksheet
5075 SE Delaware Avenue – Copeland Commercial 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 proposed building sits near the center of Lot 1, Delaware Landing Plat 1 with the primary building façade facing west towards SE Delaware Avenue. Parking is located west of the proposed building while a drive for truck loading and docking is located on the east side of the building. Plantings are proposed around the proposed parking areas and drives to lessen their impacts on surrounding properties.

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

The site plan generally complies with the landscaping and parking 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 adequate parking and circulation based on the overall size and use of the property. Code requires a total of 138 parking stalls for the development with the proposed plans providing a total of 200 spaces. A sidewalk will be installed along the northern property line on the site that will run from the proposed building to the existing sidewalk along SE Delaware Avenue.

- 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 impact study was approved by City staff earlier this year that warranted a right turn-lane and a traffic signal at the intersection of the Sam's Club private drive and SE Delaware Avenue. The turn-lane and the traffic signal will need to be complete before a certificate of occupancy is issued for the development.

- 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 area located on the west side of the building will be surrounded with plantings to reduce their impacts on neighboring properties. The drive aisle on the east side of the building will also have plantings installed to screen that area from Interstate-35.

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 compactor is proposed on the east side of the building near the truck docking station. Plantings will be installed to reduce its impacts from 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.**

Lighting on the site 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 on the site will drain from one of the multiple storm water intakes on the site to the detention basin on the east side of the proposed 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 development will be serviced via eight-inch water and eight-inch sanitary lines. Connections for the water and sanitary services will be made by tapping into the existing lines that are located near the northwest corner of Lot 2.

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 proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the east side of the proposed building.

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 landscaping conforms and generally meets the requirements of the Code.

B. Building Design

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

The proposed 55,000 square-foot building is comparable in size and scale to the other commercial developments along Delaware Avenue. The proposed size and design align with the regulations of the C-2 zoning district.

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

The building materials of the proposed building consist primarily of concrete tilt-up panels and glass. These materials are similar to the other larger commercial development along Delaware Avenue. The minimum primary material requirements of the Code have been met.

- 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.**

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from public view. The proposed trash compactor will have plantings installed surrounding it to reduce its visibility on public ways.

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

There is only one building being proposed on the site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

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 site layout is compatible with setbacks and other sites in the neighboring area.

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

The layout and circulation system for traffic on the site is appropriate and comparable to similar commercial development along SE Delaware Avenue.

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

The proposed 55,000 square-foot building is comparable in scale and style to the existing commercial developments along Delaware Avenue. The building will be constructed primarily of concrete and glass.

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

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