



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2023

Agenda Item: 350 NE 36th Street – DMOS Temporary MRI Trailer
Report Date: March 30, 2023
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 350 NE 36th Street, DMOS Temporary MRI Trailer; allowing the temporary MRI trailer to remain on site from April to November 2023.

Project Summary:

The subject property at 350 NW 36th Street totals 2.59 acres (+/-), and is situated on Lot 1 Ankeny DMOS Office Park; north of NE 36th Street and west of NE Trilein Drive. The site is zoned PUD. The proposed site plan is for a temporary MRI Trailer to be located in the north part of the parking lot, near the front entrance. The temporary MRI Trailer looks similar to a semi-trailer and is 48' long, pictures of the trailer are at the end of this staff report. DMOS wants to determine the need of future expansion possibilities with this temporary trailer and requests for it to be on site from April to November 2023. This is the same location and temporary MRI Trailer that were approved by the Plan and Zoning Commission last year on September 20, 2022.

The site's current parking lot has 104 spaces with 18 being handicap. The MRI Trailer will take up five handicap stalls, reducing the overall number of parking spaces to 99, which still meets the sites required 85 parking stalls and handicap stalls. All landscaping on site is to remain and stormwater detention for the site will not be negatively impacted.

Site Plan Worksheet
350 NE 36th Street
DMOS Temporary MRI Trailer 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 original building, site accesses and overall layout will not change. The trailer is only temporary, but is located towards the back of the site and is partially screened with the existing landscaping.

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

The site complies with all required setbacks and screening requirements.

- 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. The temporary MRI trailer takes up five handicap parking stalls. Parking onsite still meets the required parking requirements of the code. Removing these 5 spots has no negative effects to 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.**

The site will maintain all three of its current accesses. The temporary MRI Trailer will not cause any congestion or decrease safety on 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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.**

There are no proposed service areas with this site plan.

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 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.**

The current storm water detention for the site will not be impacted by this site plan.

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 will maintain the same water and sewer connections to 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.**

Open space is provided primarily towards the middle and southern portions 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 generally conform to the landscape 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 trailer is located to where it has minimal impact and is further screened by landscaping already on the property.

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

The MRI trailer is only temporary, there will be no changes to the existing building.

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 mechanical equipment or storage areas proposed with this development.

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

There is only one building proposed on this site.

C. Signs

There are no signs with the submitted plans; however final design and allowances will be determined with future sign permits if necessary.

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.

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

The layout and circulation system for traffic in and around the site 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 MRI trailer is only temporary.

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.