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**Agenda Item:** 2012 SE Delaware Avenue – Chase Bank

**Report Date:** March 30, 2023

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Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 2012 SE Delaware Avenue, Chase Bank, subject to an approved easement and storm water management plan.

**Project Summary:**

The property at 2012 SE Delaware Avenue is located on Lot 2 Delaware Centre Plat 2 – west of SE Delaware Avenue, north of SE Lorenz Drive, south of SE Shurfine Drive, and east of the existing retail stores and restaurants. The property is zoned C-2 General Retail, Highway Oriented, and Central Business Commercial District. The site is surrounded by C-2 General Retail, Highway Oriented, and Central Business Commercial District. The future land use for the property is Community Commercial per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The use of the proposed building aligns with the zoning and future land use designation. The proposed Chase Bank is 3,418 sq. ft. The current use of the site is a parking lot for the Delaware Centre II.

The site will lose 38 stalls bringing the lot total to 631 spaces. The site would require 681 spaces with a previously approved parking space waiver. The site can be accessed via SE Delaware Avenue, SE Shurfine Drive, and SE Lorenz Drive. The project is not anticipated to significantly impact the traffic pattern in the area.

The exterior of the building is composed of mainly cast stone and colored brick. The façade also features some glass and anodized aluminum. These materials are similar to the adjacent buildings along SE Delaware Avenue. These materials comply with the building materials requirements established in the Ankeny Municipal Code Chapter 192.02(B)(6).

The site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 4 trees and 12 shrubs added for the open space requirement. There will be screening of the transformer on site with shrubs. The site is adequately screened along SE Delaware Avenue with a mixture of trees and shrubs. The storm water on the site will be addressed with the existing storm sewer on site.

## Site Plan Worksheet

### 2012 SE Delaware Avenue – Chase Bank

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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 is located at the Delaware Centre II, it is currently a parking lot, and is consistent with the surrounding buildings along SE Delaware Avenue.

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

The project is on an existing retail lot which is accessed off of SE Delaware Avenue.

- 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 will have sufficient parking stalls. The new building removes 38 stalls bringing the lot total to 631. However, based on the large site and mix of businesses with varying times of peak traffic, the director has approved a parking waiver for the existing and proposed development. There are safe paths for pedestrians and bicyclists to access the building.

- 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 be accessed via the existing entrances off of SE Delaware Avenue. The project is not anticipated to significantly impact the traffic pattern in the area.

- 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 site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 4 trees and 12 shrubs added for the open space requirement. There will be screening of the transformer on site with shrubs.

- 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 project is screened from the public right of way with shrubs and trees along SE Delaware Avenue. The dumpster is enclosed with masonry to maintain consistency with the building.

- 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.**

Any 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.**

Storm water on the site will be addressed with a curb concrete flume that is currently on the property.

- 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 connect to existing connections servicing other businesses on the site.

- 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 overall site layout provides for adequate open space.

- 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 existing site has a few mature trees that will be preserved.

## **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 building will maintain the existing look that conforms to the existing architecture of adjacent buildings.

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

The building materials are consistent with buildings along SE Delaware Avenue.

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 is on the north side of the building, composed of masonry to maintain consistency with the building and make it not visible to the public.

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

The proposed site is consistent with the surrounding buildings along SE Delaware Avenue.

#### **C. Signs**

1. **All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

Building and ground signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

Building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

Ground signs been indicated on the site plan, but any proposed ground sign design and allowance 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 and scale of other buildings in the area.

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

The site layout is consistent with the surrounding layout.

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

The proposed bank conforms with the surrounding architecture along SE Delaware Avenue.

**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.