F2b

City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 01/24/2018**

To: Hiawatha City Council

Name of Plan: Peck's Landing 1st Addition Lot 1

Address: 1940 & 1950 Blairs Ferry Road (proposed) **Zone**: C-3

Number of Lots: 1 lot with 2 buildings.

Reviewed by: Patrick Parsley, Community Development Director

Description: This is the 1st Addition in the Peck's Landing private development located on the northeast corner of the new Edgewood Road and Blairs Ferry Road intersection. It is platted as a single lot and the interior streets of the development will remain private property. The site plan proposal includes the construction of two building for commercial uses.

Report: The Council approval concerns the Design Guideline for the building exteriors, the building locations and the parking areas.

- The building exteriors are to be varied and include masonry on all sides visible from Edgewood Road. Elevations of the three visible sides are included in the submittal and all comply with the guidelines.
- The DG requires a 25 foot setback from Edgewood Road for the building fronting on Edgewood Road. Both buildings comply with setback requirements.
- The DG requires a 25 foot setback for the parking lot or the installation of a berm with plantings to a height of 3 feet above the curb. The plantings comply with the screening requirement for parking lots.

The applicant has complied with these requirements. Staff has reviewed the remainder of the site plan for compliance.

Recommendation: Community Development and the Planning and Zoning Commission support the recommendation for approval of this site plan regarding the Design Guideline specifications for the proposed addresses of 1940 and 1950 Blairs Ferry Road.

3B-2:1

3B-2:2

3B-2:3

3B2:2-2

PECKS
LANDING

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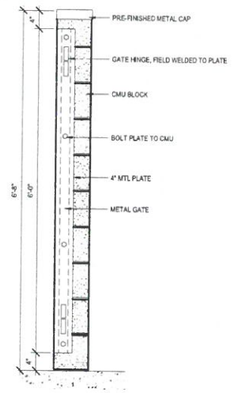
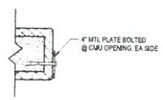
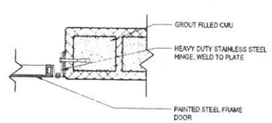


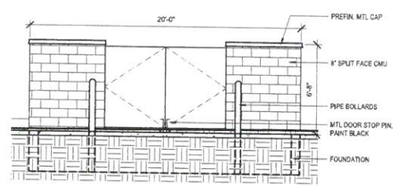
8 GATE CONNECTION ELEVATION DETAIL
1" = 1'-0"



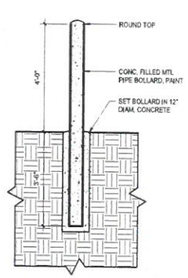
7 ENCLOSURE DOOR ATTACHMENT
1 1/2" = 1'-0"



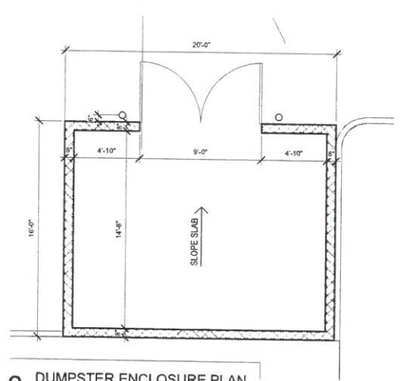
6 ENCLOSURE HINGE DETAIL
1 1/2" = 1'-0"



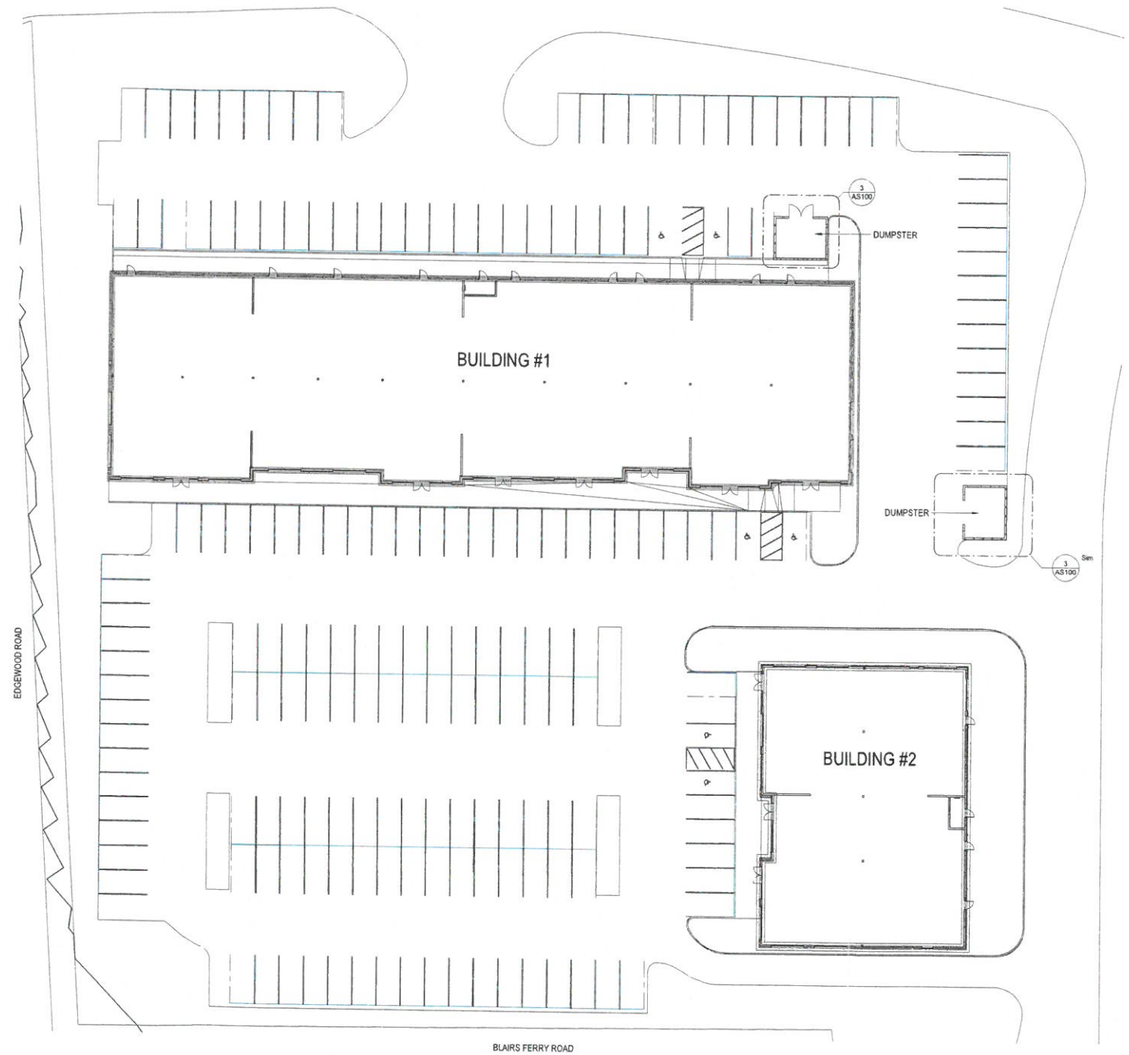
4 DUMPSTER ENCLOSURE FRONT ELEV.
1/4" = 1'-0"



5 TYP BOLLARD SECTION DETAIL
1/2" = 1'-0"



3 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



2 ARCHITECTURAL SITE PLAN
1" = 20'-0"

PECKS LANDING

FUSION ARCHITECTS, INC.

DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT LOCATED AT 1940 AND 1950 BLAIRS FERRY ROAD AS SUBMITTED BY HALL AND HALL ENGINEERS

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Hall and Hall Engineers submitted plans for the construction of two (2) new commercial buildings on the properties located at 1940 and 1950 Blairs Ferry Road in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including building materials, parking berm, landscaping, screening, and building elevations, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on January 22, 2018, and

WHEREAS, City Council deems the site plan for construction of two (2) new commercial buildings on the properties located at 1940 and 1950 Blairs Ferry Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed building design, parking berm, landscaping, screening and building elevations for two (2) new commercial buildings on the properties located at 1940 and 1950 Blairs Ferry Road to the Hiawatha Design Guidelines, as submitted by Hall and Hall Engineers.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of February, 2018.

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Bill Bennett, Mayor

ATTEST:

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Kelly Kornegor, City Clerk