Meeting Agenda

Zoning Board of Adjustment

Tuesday, March 21, 2023
5:00 PM
Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Matt Ott, Chair
Jeffrey Baxter, Vice Chair
Nichole Sungren Kristi Tomlinson Brett Walker

Zoning Board of Adjustment regular meetings are the first and third Tuesday of each month at 5:00 p.m. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL

B. AMENDMENTS TO AGENDA

C. MINUTES

Minutes of the February 21, 2023 regular meeting.

D. COMMUNICATIONS/CORRESPONDENCE

E. BUSINESS ITEMS

PUBLIC HEARINGS Public Hearings are held during the Zoning Board of Adjustment's regular meetings. Those who wish to speak will be requested to provide their name and address for the record when called upon. The order of proceedings for each application will be as follows: 1). The applicant will present testimony and evidence regarding their request; 2). City staff will summarize the project and present their findings; 3). Testimony may be heard from any members of the audience who wish to speak in support of or in opposition to the appeal; 4). The Board will give the applicant and the city staff an opportunity to present concluding summaries and arguments. At the conclusion of all public testimony, the Board will close the public hearing. The Board will discuss the issues and evidence and come to a decision. The applicant or appellant may withdraw their application or appeal at any time prior to the decision by the Zoning Board of Adjustment.

#23-02

Kimley-Horn
for property located at
7310 SE Crosswinds Drive
TT PRT LOT 1 FRMRLY LOT 1 CROSSWINDS PLAT 1 CROSSWINDS PLAT 2
RE: Variance - Directional Signage

F. OLD BUSINESS:

G. NEW BUSINESS

H. REPORTS

I. ADJOURNMENT

ZONING BOARD OF ADJUSTMENT
March 21, 2023
5 : 00 PM
Print

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Minutes of the February 21, 2023 regular meeting.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ZBOA 2023-02-21

Meeting Minutes

Zoning Board of Adjustment

Tuesday, February 21, 2023
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Chair Matt Ott called the February 21, 2023 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL
Members present: Jeff Baxter, Matt Ott, Kristi Tomlinson, and Nichole Sungren. Absent: Brett Walker.
Staff: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, B.Morrissey, L.Hutzell, R.Kirschman, B.Fuglsang

AMENDMENTS TO THE AGENDA
There were no amendments to the agenda.

MINUTES OF THE FEBRUARY 7, 2023 REGULAR MEETING
Motion by J.Baxter to approve the February 7, 2023 meeting minutes as submitted. Second by K.Tomlinson. Motion carried. 3 – 0 – 1 (Abstain: N.Sungren).

COMMUNICATIONS / CORRESPONDENCE
There were no communications.

BUSINESS ITEMS
PUBLIC HEARINGS:
#23-03, #23-04, #23-05
Randy Dickson
for property located at
1204 SE 16th Court
Lot 3, Ankeny Business Park Plat 5
RE: #23-03 Sign Variance – Height
#23-04 Sign Variance – Print Area
#23-05 Sign Variance – Base Size

Chair M.Ott opened the public hearing.

Randy Dickson, 6310 Douglas Avenue, Urbandale, Iowa said that their proposed sign does not meet the sign code so they are seeking approval for three variances. He shared that brand recognition is important for them and have used the U-Haul basic modular sign design since 1964. He commented especially with being located on the interstate, their basic modular sign design would provide the customer adequate time to exit the interstate safely. He respectively asked the Board to approve all three variances and said he would answer any questions they may have.

M.Ott confirmed with Mr. Dickson that the sign would be placed along Interstate 35. He replied, yes.

N.Sungren referenced the reader board at the bottom of the sign, and asked how often does the message get changed. Mr. Dickson said that it is changed regularly. He commented that if you leave the message up too long, the message becomes stale and no one will pay attention to it.

R.Kirschman reported that the applicant has proposed a sign that is 35-feet tall with three print areas totaling 249 square feet and a base composed of two metal poles with a width smaller than the proposed sign. He stated the subject property is located at 1204 SE 16th Court, east of Delaware Avenue and west of Interstate 35 in the southeast quadrant of Ankeny. He noted that the property is zoned C-2 General Retail, Highway Oriented and Central Business Commercial District and abuts Interstate 35 to the east. R.Kirschman explained that the proposed sign does not meet the Ankeny Municipal Code due to the sign being 5-feet taller than allowed, the print area is 169 square feet larger than allowed; and the base is smaller than the sign and is not constructed with stone, brick, or similar material to the surrounding buildings. Ankeny Municipal Code Section 195.04(3)(C) states the base structure shall be constructed with the width greater than or equal to the sign, Code Section 195, Appendix B, states ground signs can have up to 80 square feet of print area and Code Section 195, Appendix C, states pylon signs shall have a maximum height of 30 feet. He said that the sign code was adopted in 2008 and a similar variance request was considered by the Zoning Board of Adjustment in the past,

which was denied. Staff recommends that the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Section 195, Appendix C to allow a 35-foot sign for a modified pylon sign, deny a variance to Ankeny Municipal Code Section 195, Appendix B to allow 249 square feet of print area on a modified pylon sign; and deny a variance to Ankeny Municipal Code Section 195.04(3)(C) to allow a modified base for the proposed pylon sign. Staff's position is based on the determination that there are no exceptional or extraordinary circumstances nor any unnecessary hardships accompanying the property.

M.Ott confirmed that the topographical area does not necessitate a taller sign. R.Kirschman said that there is no topographical disadvantage of the property, as it is not higher or lower than any of the surrounding properties. J.Baxter said, relating to the print area, what is the square footage of just the U-Haul portion of the sign? E.Carstens responded 127 square feet. M.Ott asked staff for clarification regarding the base of the sign. E.Jensen reviewed with the Board the sign code update in 2008, where the city determined that it would no longer allow pylon signs but would allow a modified pylon sign, along the interstate. He explained the different requirements for a modified pylon sign versus the monument signs that are allowed within the city.

There was no one in the audience to speak for or against the request.

J.Baxter asked Mr. Dickson if there is anything, from his perspective, that would identify the property itself as having special circumstances that would give rise to the Board granting a variance on the sign. Mr. Dickson said, no. Mr. Dickson further noted that visibility is good. There is a little bit of ground level change from Slumberland, so the additional height would be useful, but there are no topographical challenges.

Motion by M.Ott to close the public hearing, and receive and file documents. Second by K.Tomlinson. All voted aye. Motion carried 4 – 0.

J.Baxter shared that the Board has been in this situation before where there are no special or exceptional circumstances that would give rise to the variance. Under the Code, the Board's allowance for granting a variance is by reason of exceptional narrowness, shallowness, or special circumstances on the property. Staff and the applicant have both indicated that there is no special circumstance for this property that would give rise to grant a variance. J.Baxter said he does not know how the Board could justify allowing the requested variances. K.Tomlinson, M.Ott and N.Sungren agreed.

Board Action on Filing #23-03 (Height) property located at 1204 SE 16th Court
Motion by J.Baxter that the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Chapter 195 Appendix C, allowing a 35-foot-tall modified pylon sign at 1204 SE 16th Court. This position is based off the determination that there are no exceptional or extraordinary circumstances nor any unnecessary hardships accompanying the property; and that this request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by M.Ott. All voted. Motion carried to deny 4 – 0.

Board Action on Filing #23-04 (Print Area) property located at 1204 SE 16th Court
Motion by J.Baxter that the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Chapter 195 Appendix B, allowing a 249 square foot sign at 1204 SE 16th Court. This position is based off the determination that there are no exceptional or extraordinary circumstances nor any unnecessary hardships accompanying the property; and that this request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by N.Sungren. All voted. Motion carried to deny 4 – 0.

Board Action on Filing #23-05 (Base Size) property located at 1204 SE 16th Court
Motion by J.Baxter that the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Chapter 195.04(3)(C), allowing a modified base pylon sign at 1204 SE 16th Court. This position is based off the determination that there are no exceptional or extraordinary circumstances nor any unnecessary hardships accompanying the property; and that this request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by K.Tomlinson. All voted. Motion carried to deny 4 – 0.

NEW BUSINESS
There was no new business.

REPORTS
There were no reports.

There being no further business, meeting adjourned at 5:19 p.m.

Brenda Fuglsang
Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment

ZONING BOARD OF ADJUSTMENT
March 21, 2023
5 : 00 PM
Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Public Hearing

LEGAL:

SUBJECT:

#23-02

Kimley-Horn
for property located at
7310 SE Crosswinds Drive
TT PRT LOT 1 FRMRLY LOT 1 CROSSWINDS PLAT 1 CROSSWINDS PLAT 2

RE: Variance - Directional Signage

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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#23-02 Applicant Submittal
Staff Report

city of Ankeny
bringing it all together

APPLICATION FOR APPEAL
ZONING BOARD OF ADJUSTMENT

Applicant is: ☐ Property Owner ☐ Tenant ☒ Other Consultant

Applicant Nimai Alicer/ Kimley-Horn

Address / Phone # 401 B Street #600, San Diego, CA, 619-234-9411

E-mail nimai.alicer@kimley-horn.com

Property Owner Allerga Iowa, LLC / Sofia Pons

Address / Phone # 6900 Westown Pkwy, West Des Moines, IA 50266

E-mail spons@exancapital.com

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:
I hereby appeal from the decision of the Zoning Administrator rendered on _____ day of _____, 20____

Location (*address*) of the proposed variance 7310 SE Crosswinds Drive, Ankeny, IA 50021

Legal description (*Plat & Lot #*) TT PRT LOT 1 FRMRLY LOT 1 CROSSWINDS PLAT 1 CROSSWINDS PLAT 2

Zoning PUD Principal Use of property Warehouse Storage

I request a variation from the current zoning requirement for:
☐ Front Yard ☐ Side Yard ☐ Rear Yard ☐ Fence ☒ Sign ☐ Parking ☐ Height
☐ Other _____

Ankeny Zoning code Section # 195.03.3 which state(s) On-site directional signs, not exceeding a maximum of two square feet per sign, shall be permitted in any multi-family, commercial, industrial, or institutional zoning district for the purpose of directing vehicular or pedestrian traffic in a safe and convenient manner.

I would propose the following in lieu of that required: Three 20 square feet directional signs signs along SE Crosswinds Drive.

Attached hereto and made a part of this appeal, I submit the following:
a) A statement indicating the reasons for my appeal.
b) A drawing showing proposed variance requested.
c) A letter of authorization from the owner or lessee, if applicable.

Complete submittals are required for review.

AFFIDAVIT
State of California)ss
County of San Diego)

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

(Signature of Applicant)

CANDELARIA T. ALDAN
Commission No. 2317549
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 2, 2024

Signed and sworn to before me, this 20th day of February, 20 23.

(Notary Public)

Office Use Only

Date received 2-21-2023 Paid CC $240.00 ☐ ~~Cash~~ ☐ ~~Check #~~ _____

Filing # 23-02 Scheduled Meeting Date 3-7-2023

Kimley»Horn

MEMORANDUM

To:	City of Ankeny
From:	Nimai Alicer
	Kimley-Horn and Associates, Inc.
Date:	February 20, 2023
Subject:	7310 SE Crosswinds Drive (DIA5) Wayfinding Memo

The proposed project involves the addition of wayfinding signage at the property located at 7310 SE Crosswinds Drive in the City of Ankeny. The existing use is an industrial facility and is 10.51 acres. The facility is located at the southwest corner of SE Corporate Woods Dr and SE Crosswinds Dr. To the north of the facility is a training facility and to the west and east are warehouses.

Per Section 195.03.03 of the City of Ankeny's municipal code, directional signs that are greater than 2sf are considered ground signs. It is understood that only one (1) ground sign is allowed for this address. The project involves proposing the addition of three (3) pylons signs (proposed at 7ft in height and 20sf) along from SE Crosswinds Drive. The applicant respectfully requests the additional signage in an effort to efficiently direct vehicles to their respective areas due to the scale of the site.

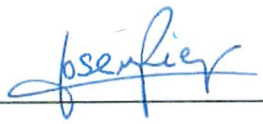
Letter of Owner Authorization

Application for the Development/Construction Permits

The undersigned, Allegra Iowa LLC, owner/representative of the property described below, does hereby authorize **Amazon, Kimley-Horn & Associates Inc.**, and their employees, agents and contractors, for the purpose of filing and completing any forms or applications for land use and the permitting processes that are necessary to ensure its ability to use the property leased by Amazon for the purpose of installing wayfinding signage, parking stall numbering, and related equipment on the property as required. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be completed prior to the issuance of any construction permits. Amazon, and the contractor, will be responsible for all fees incurred in securing any required approvals.

Amazon Site Code: DIA5

Property Located at: 7310 SE Crosswinds Drive, Ankeny, IA 50021

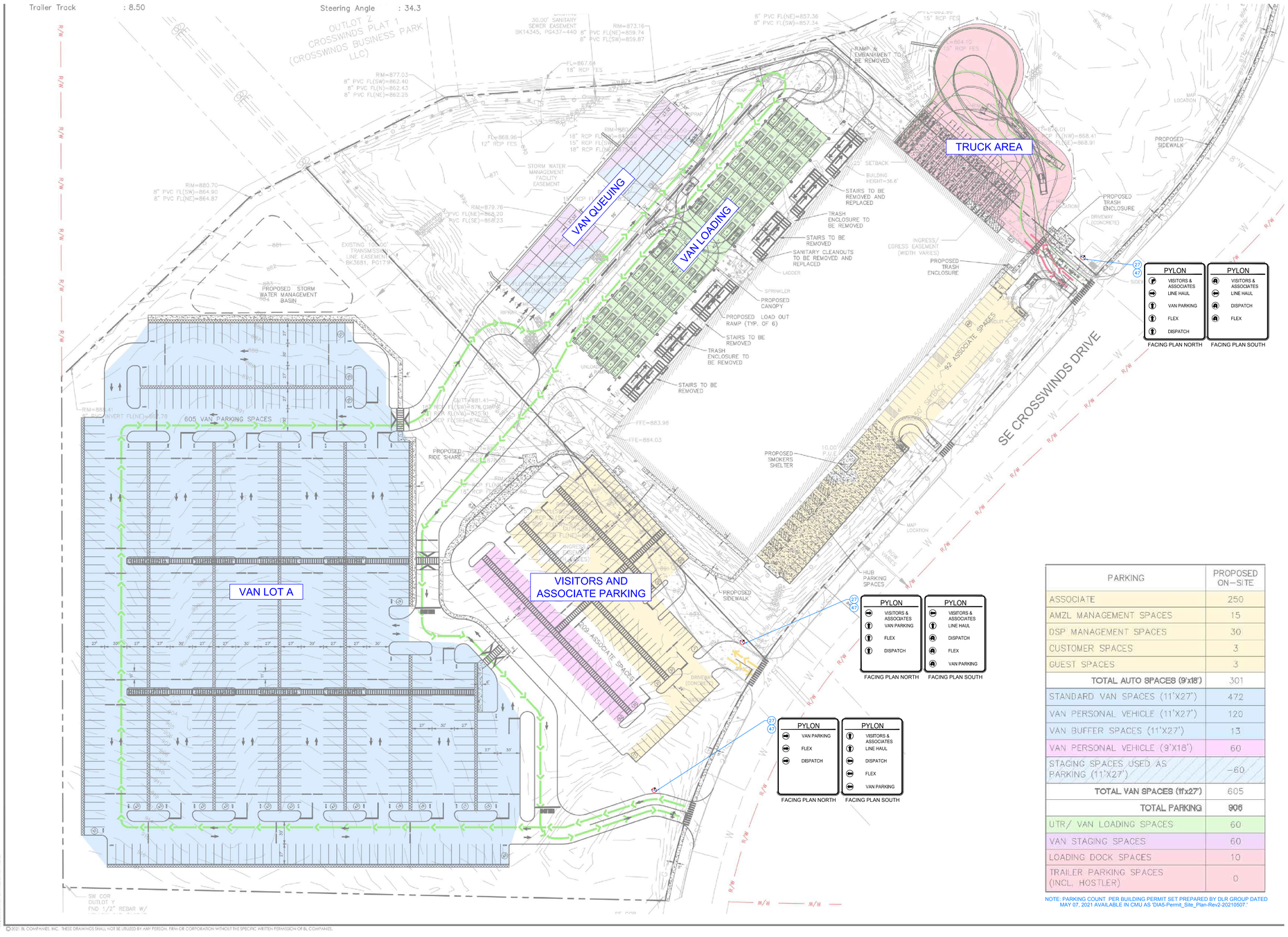
Signature and Title of Owner:  (Authorized Signer)

Owner's name (print): Jose Maria Riesgo (Authorized Signer)

Signature: _____

Date: 12/22/22

Trailer Track : 8.50 Steering Angle : 34.3



GENERAL NOTES

1. DRIVER FLOW PLAN UTILIZES BUILDING PERMIT SET PREPARED BY DLR GROUP MAY 07, 2021 AVAILABLE IN CMU AS 'DIA5-Permit_Site_Plan-Rev2-20210507.'
2. PARKING STALL NUMBERING AND WAYFINDING SIGNAGE IN ACCORDANCE WITH THE LATEST VERSION OF "WWD EXTERIOR SIGNAGE STANDARDS" IN ADDITION TO THE GUIDELINES / TENETS PROVIDED BY AMZL.
3. NO SITE VISIT WAS PERFORMED IN PREPARATION OF THE DRIVER FLOW PLAN. KIMLEY-HORN WILL RELY ON THE AVAILABILITY AND ACCURACY OF CLIENT-PROVIDED DRAWING.
4. FOR AS-95'S AND AS-16 SIGNAGE, VENDOR TO VERIFY ALL NUMBERING AND DIRECTION AS DETAILED IN THE PLAN IS CONSISTENT WITH STALL NUMBERING IMPLEMENTED ONSITE AND THAT SIGN LOCATION IS FEASIBLE PRIOR TO FABRICATION AND INSTALLATION.
5. SIGN LOCATIONS SHOWN ON PLANS ARE SCHEMATIC IN NATURE. WHERE PLACEMENT OF PROPOSED SIGNAGE CONFLICTS WITH EXISTING CONDITIONS, CONTRACTOR TO USE REASONABLE DISCRETION ADJUSTING LOCATION.
6. CONTRACTOR TO WORK WITH SITE OPERATIONS ON INSTALLING IN LOGICAL AND VISIBLE LOCATION THAT DO NOT IMPACT PEDESTRIAN OR VEHICULAR FLOW, WIDTHS, SAFETY, OR VISIBILITY. SIGNAGE INSTALLATION SHALL MAINTAIN 30' MIN. DRIVE AISLE WIDTHS AND 11' MIN. VAN PARKING WIDTHS. CONTRACTOR TO COORDINATE WITH SITE OPERATIONS ON NOT INSTALLING THE SIGN IF THESE CRITERIA CANT BE MET.
7. PER DIRECTION FROM AMAZON ON 10/19/2021, FOR SIGNAGE INSTALLATION INTERIOR TO THE BUILDING, CONTRACTOR TO PRIORITIZE SIGN INSTALLATION LOCATION IN FOLLOWING ORDER:
   a) INSTALL SIGNAGE ON COLUMN ADJACENT TO PARKING STALL.
   b) INSTALL SIGNAGE ON WALLS IF PARKING STALLS ARE ALIGNED WITH AN ADJACENT WALL.
   c) INSTALL SIGNAGE ON THE FLOOR, MAINTAIN 30' DRIVE AISLE, 11'W X 27'L PARKING STALL STANDARDS ARE NOT VIOLATED. IF NO BUFFER SPACE IS AVAILABLE FOR SIGNAGE INSTALLATION, CONTRACTOR TO COORDINATE WITH SITE OPERATIONS ON NOT INSTALLING THE SIGN.
8. SIGNS SHOULD BE PLACED ON PRIVATE PROPERTY ONLY OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
9. CONTRACTOR TO WORK WITH SITE OPERATIONS ON DISPOSITION OF EXISTING SIGNAGE THAT CONFLICTS WITH THE PROPOSED SIGNAGE SHOWN ON PLAN.
10. THE PRESENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR TO CALL 811 PRIOR TO INSTALLATION.

LEGEND

- 3' RADIUS UTILITY POTHOLE AROUND SIGN LOCATION
- PROPOSED SIGN
- SIGN FACE DIRECTION

WAYFINDING SIGNAGE COUNT

SIGNAGE TYPE	QUANTITY
PYLON	3

NOTE: PRELIMINARY SIGNAGE COUNT PER CONCEPT PLAN. MAY VARY AT FINAL IMPROVEMENT PLAN.

*IN ADDITION TO SIGNS BEING PROPOSED HEREON, SEE DETAILS PAGES FOR ADDITIONAL SIGNAGE BEING PROPOSED. LOCATION TO BE DETERMINED IN FIELD BASED ON COORDINATION WITH SITE OPERATIONS.

VAN PARKING COUNT VERIFICATION

SOURCE	QUANTITY
AMZL PROVIDED QUANTITY	454
PERMIT SITE PLAN	605
WAYFINDING PLAN	605

NOTE: WAYFINDING PLAN IS DESIGNED BASED ON STALL QUANTITIES SHOWN ON PERMIT SITE PLAN. STALL QUANTITY DEVIATIONS TO BE REVIEWED BY AMZL

PARKING	PROPOSED ON-SITE
ASSOCIATE	250
AMZL MANAGEMENT SPACES	15
DSP MANAGEMENT SPACES	30
CUSTOMER SPACES	3
GUEST SPACES	3
TOTAL AUTO SPACES (9'x18')	301
STANDARD VAN SPACES (11'X27')	472
VAN PERSONAL VEHICLE (11'X27')	120
VAN BUFFER SPACES (11'X27')	13
VAN PERSONAL VEHICLE (9'X18')	60
STAGING SPACES USED AS PARKING (11'X27')	-60
TOTAL VAN SPACES (11'x27')	605
TOTAL PARKING	906
UTR/ VAN LOADING SPACES	60
VAN STAGING SPACES	60
LOADING DOCK SPACES	10
TRAILER PARKING SPACES (INCL. HOSTLER)	0

NOTE: PARKING COUNT PER BUILDING PERMIT SET PREPARED BY DLR GROUP DATED MAY 07, 2021 AVAILABLE IN CMU AS 'DIA5-Permit_Site_Plan-Rev2-20210507.'

CONSTRUCTION NOTES

(27) INSTALL 7' NON-ILLUMINATED PYLON SIGN PER DETAIL 26, SHEET WF4. NUMBERING AND DIRECTION SHOWN FOR REFERENCE ONLY. SIGN MANUFACTURER AND INSTALLER TO REVIEW NUMBERING AND ARROW DIRECTION ON PLANS BEFORE MANUFACTURING AND INSTALLATION.

(47) REMOVE EXISTING WAYFINDING SIGN.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619 234 9411
WWW.KIMLEY-HORN.COM

FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT
192550504
DATE
11/19/2021
SCALE AS SHOWN
DESIGNED BY: HAP
DRAWN BY: HAP
CHECKED BY: JTA

WAYFINDING
SITE IMPROVEMENT PLAN
DIA5

7310 SE CROSSWINDS DRIVE
IA
ANKENY

SHEET NUMBER
WF1(R2)

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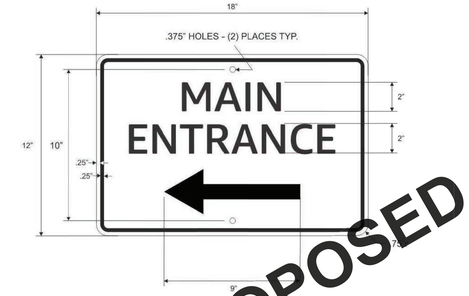


Designation: **AS-23(L)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK; REFLECTIVE WHITE

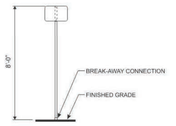
Notes:
Location: SITE

Pedestrian wayfinding signs "AS-23" shall be installed at all decision points along the pedestrian pathways in the associate parking lot. When there are multiple decision points in close proximity, a single sign shall be sufficient. Multiple signs should only be provided for decision points spaced greater than 75-ft. Pedestrian wayfinding signs are not required within 50-ft of the final destination.

USE AMAZON EMBER FONT

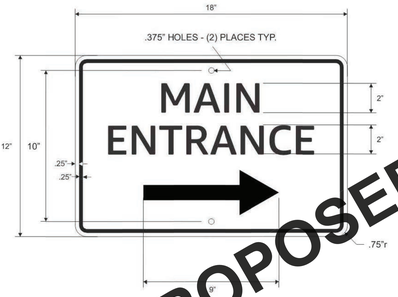
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

POST AND PANEL MOUNT



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-23(L)** MAIN ENTRANCE LEFT	PAGE **83**

N.T.S. 19



Designation: **AS-23(R)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK; REFLECTIVE WHITE

Notes:
Location: SITE

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USE AMAZON EMBER FONT

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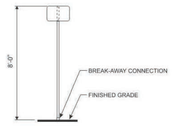
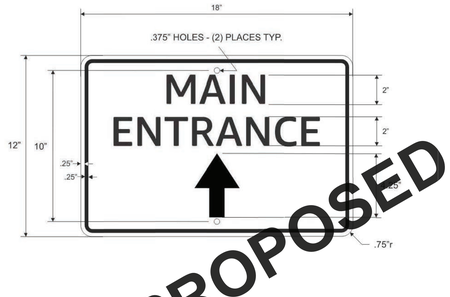
POST AND PANEL MOUNT



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-23(R)** MAIN ENTRANCE RIGHT	PAGE **84**

N.T.S. 20



Designation: **AS-23(S)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK; REFLECTIVE WHITE

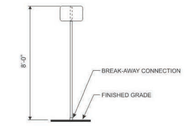
Notes:
Location: SITE

Pedestrian wayfinding signs "AS-23" shall be installed at all decision points along the pedestrian pathways in the associate parking lot. When there are multiple decision points in close proximity, a single sign shall be sufficient. Multiple signs should only be provided for decision points spaced greater than 75-ft. Pedestrian wayfinding signs are not required within 50-ft of the final destination.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

POST AND PANEL MOUNT



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-23(S)** MAIN ENTRANCE STRAIGHT	PAGE **85**

N.T.S. 21

Designation: **AS-30**

Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

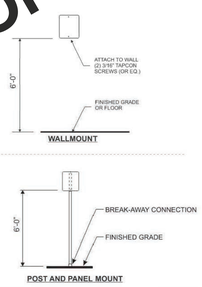
Colors: OPAQUE BLACK; TRANSPARENT PMS 186C SAFETY RED; REFLECTIVE SHEETING WHITE

Notes:
Location: SITE

Locate outside building entrances at non-covered picnic tables.

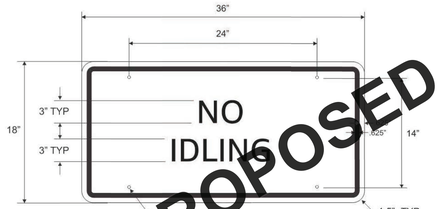
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-30** NON-SMOKING AREA	PAGE **92**

N.T.S. 22



Designation: **AS-33**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

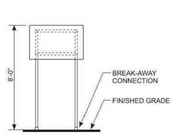
Colors: OPAQUE BLACK; REFLECTIVE WHITE

Notes:
Location: SITE

Post (2x) and panel mount.

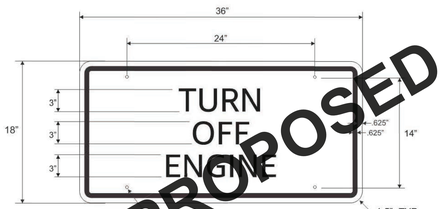
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-33** NO IDLING	PAGE **96**

N.T.S. 23



Designation: **AS-35**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

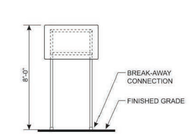
Colors: OPAQUE BLACK; REFLECTIVE WHITE

Notes:
Location: SITE

Post (2x) and panel mount.

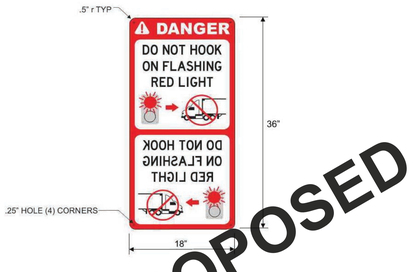
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-35** TURN OFF ENGINE	PAGE **97**

N.T.S. 24



Designation: **AS-37**

Substrate: .080" PREFINISHED ALUMINUM SHEET, DIGITALLY CUT

Image: DIRECT DIGITAL PRINT

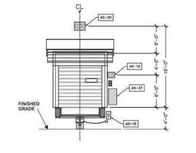
Colors: BLACK; PMS 485C RED; PMS 441C GREY

Notes:
Location: BUILDING

Industry standard DANGER sign typical at all dock positions, driver's side of dock door.

Mount directly to building exterior.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-37** DANGER DOCK LOCK	PAGE **98**

N.T.S. 25

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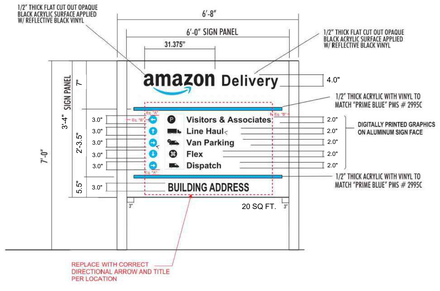


Designation: **7' NON-ILLUMINATED PYLON**

Substrate: N/A

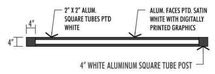
Image: N/A

Colors: C2b Squid Ink Black; C4 Gray; C6 Amazon Blue

Notes:
Sign face to be satin white, halo lit at perimeter. Outer surface to be painted to match building colors. Interior surfaces to be painted gloss white.

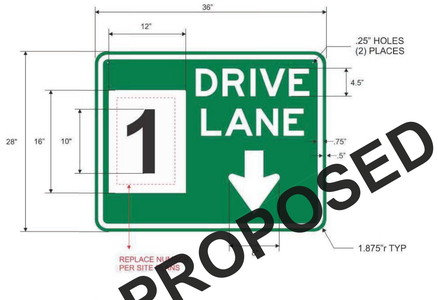
"AMAZON" reflective black vinyl. Amazon "SMILE" vinyl to match C6 Amazon Blue. Directional text, opaque C2b Squid Ink Black. Directional arrow, opaque C2b Squid Ink Black.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	**7' NON-ILLUMINATED PYLON**	PAGE **223**

N.T.S. 26



Designation: **AS-43**

Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT

Image: DIGITAL DIRECT PRINT TO DIABOND

Colors: DIRECT PRINT WHITE; DIRECT PRINT BLACK; DIRECT PRINT GREEN PMS 148 C

Notes:
Location: SITE

Used to designate the drives lane at queuing and loading pads.Overhead signage placed at the front of each launch and queuing pad in each individual drive lane. Drive lanes shall be numbered.

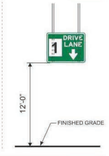
At Interior: Overhead drive lane signage to hand from structure above via 1/16" x 90lbs workload, coated steel cable w/ ferrule at 12' from bottom of signage to finished grade level.

At Exterior: Mount to an unistrut at 12' from bottom of signage to finished grade level.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

INTERIOR HANGING
CABLE & FERRULE

EXTERIOR HANGING
UNISTRUT



amazon	AMZL Signage Guideline	Issued V3 February 2022	**AS-43** DRIVE LANE	PAGE **104**

N.T.S. 27

NOT PROPOSED
NOT PROPOSED
NOT PROPOSED
NOT PROPOSED
NOT PROPOSED
NOT PROPOSED

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

FOR INFORMATIONAL PURPOSES ONLY

WAYFINDING
SITE IMPROVEMENT PLAN

KENT WA

SHEET NUMBER
WF4(R0)

N

1 inch = 542 feet

Date: 1/5/2023

7310 SE Crosswinds Drive - Variance Request (Sign)

Ankeny
bringing it all together.

CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

To: Members of the Zoning Board of Adjustment
From: Bryan Morrissey, Associate Planner
Filing #: 23-02
Meeting Date: March 21, 2023
Address: 7310 SE Crosswinds Drive

APPELLANT REQUEST

A variance to Ankeny Municipal Code Section 195.03(3)(A) that requires: On-site directional signs, not exceeding a maximum of two square feet per sign, shall be permitted in any multi-family, commercial, industrial, or institutional zoning district for the purpose of directing vehicular or pedestrian traffic in a safe and convenient manner, allowing three separate twenty square-foot directional signs along SE Crosswinds Drive.

STAFF POSITION

That the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Section 195.03(3)(A) allowing three separate twenty square-foot directional signs along SE Crosswinds Drive at 7310 SE Crosswinds Drive.

Staff's position is based on a determination that the shape or shallowness of the subject property is not exceptional, extraordinary situations do not exist, and the oversized directional signs are not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property at 7310 SE Crosswinds Drive is located south of SE Corporate Woods Drive and west of SE Four Mile Drive within the southeastern quadrant of Ankeny. The property is zoned PUD, Planned Unit Development and houses an Amazon Delivery/Distribution center on a twenty-nine-acre property.

The applicant is requesting a variance that will allow them to post three separate twenty square-foot directional signs along SE Crosswinds Drive. Per the Ankeny Municipal Code, directional signage is intended to direct vehicular and pedestrian traffic on a particular site and is limited to a maximum of two square-feet per sign.

City staff had initially been contacted about directional signage on the property in the Fall of 2021, with the applicant inquiring about the prospect of the signage exceeding the two square-foot limitation. Recognizing the size and the amount of traffic on the site, staff was flexible with the enforcement of this portion of the Code and allowed the applicant to post larger directional signage on the property as long as it was tucked away from SE Crosswinds Drive and generally not visible from public view. Recently, City staff was contacted once again about the oversized directional signage, this time in the form of three separate directional signs that totaled twenty square feet that would be posted near three access drives on the property. Should the requested variance be approved, three twenty square-feet directional signs will be installed on the east side of the site that will be visible from SE Crosswinds Drive.

PROJECT REPORT

Criteria for Variance

197.01(4) Powers and Duties.

B. To grant a variation in the regulations when a property owner can show …that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this title actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this title would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this title.

FINDINGS OF FACT

The subject property at 7310 SE Crosswinds Drive is generally located south of SE Corporate Woods Drive and west of SE Four Mile Drive within the southeastern quadrant of Ankeny. The subject property is zoned PUD and is a part of the Crosswinds Business Park Planned Unit Development. The site contains an approximate 137,000 square-foot distribution center and extensive parking that allows for the distribution and delivery of Amazon products. Neighboring properties in most directions contain similar light-industrial uses and are also a part of the Crosswinds Business Park Planned Unit Development. City records indicate that the primary structure on the site was completed in the Fall of 2020, while plans for redevelopment that increased parking and included general tenant improvements were completed in the Fall of 2021. It is City staff's understanding that the ownership of the building had changed from the time the original building was constructed to the time the redevelopment phase was complete.

As the redevelopment phase of the site was finishing up in the Fall of 2021, City staff was contacted about signage on the property, including directional signage that was to be posted in the parking areas and along SE Crosswinds Drive. A sizeable amount of the signage presented to staff exceeded the two square-foot limitation that exists in the Ankeny Municipal Code for directional signage. After discussions with the applicant, staff recognized the considerable amount of traffic entering and exiting the property and decided to be flexible with the enforcement of that portion of the Code. Staff informed the applicant that the directional signage exceeding the two square-foot limitation would be allowed as long as it was tucked away from SE Crosswinds Drive and not visible from public streets. Shortly after informing the applicant of staff's decision, directional signage was posted throughout the parking areas on the property.

Directional Signage Posted Near the Southernmost Access Drive

Directional Signage Posted in the Visitors and Associates Parking Area

Recently, the applicant inquired with staff once again about the prospect of additional directional signage on the property and their desire to have larger signs near three access drives that lead to SE Crosswinds Drive. After reviewing the proposed signs and their location, staff informed the applicant that the proposed signs would either need to be moved back further away from SE Crosswinds Drive or they'd have to meet the two square-foot requirement as stated in the Ankeny Municipal Code. It was at this time that applicant inquired about the possibility of a variance for the proposed signs. Staff then provided the applicant with the necessary materials needed to apply for a variance from the Zoning Board of Adjustment.

As indicated on their submitted site plan, the applicant is proposing oversized directional signage near three different access drives on the site. The three access drives lead to a trucking area, a visitors and associates parking lot, and a delivery van parking lot. Based on the location and size of the three proposed signs, it's reasonable to believe that these signs will not only be visible to those traveling along SE Crosswinds Drive, but they will also be visible to neighboring properties in the area as well. It is noteworthy to point out that a ground/monument sign exists on the southeast side of the site near one of the access drives off SE Crosswinds Drive (see picture on next page). The ground/monument sign lists general directional information for the property, similar to what's shown on the proposed signs, along with the site address and an Amazon Delivery logo. One monument sign is allowed by Code on the property and was permitted by staff in 2021.

Although staff recognizes that the Code's two square-foot limitation for directional signage can be restrictive for larger properties that attract substantial traffic, it is something that has generally been followed by similar industrial sites in the City. As mentioned previously, staff has been flexible with the enforcement of the directional signage size limitation, allowing the owners to post directional signs that exceed the size limitation as long as they are not visible from pubic streets. Furthermore, staff has concerns about setting a precedent for oversized directional signage that's visible from public right-of-way's, as it is expected that the Crosswinds Business Park and the SE Four Mile Drive area will see similar light-industrial development in the future. Enforcement of the directional sign size limitation may become difficult if the subject property owners are allowed to post larger directional signage that's visible from public streets as there does not appear to be anything exceptional about the property.

View from SE Crosswinds Drive Showing the Permitted Monument Sign

Additionally, variance requests for directional signs are not something that the Zoning Board of Adjustment has typically considered in the past. Variances to the sign Code have been approved by the Board on occasion, however, those circumstances have typically been related to off-site signage for properties that have limited visibility along public streets. If the Board were to consider approving the variance for the proposed signs, it would be of staff's preference that the signs be reduced to their smallest possible size and that the Amazon Delivery logo be removed, as it is not the intent of the sign Code to have logos posted on directional signs. As is standard procedure for all variance requests, property owners within 250' of the subject property were notified of the request by mail, and to date, staff has not received any correspondence either for or against the variance.

The staff position is to deny a variance to Ankeny Municipal Code Section 195.03(3)(A) allowing three separate twenty square-foot directional signs along SE Crosswinds Drive at 7310 SE Crosswinds Drive. Staff's position is based on a determination that the shape or shallowness of the subject property is not exceptional, extraordinary situations do not exist, and the oversized directional signs are not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.