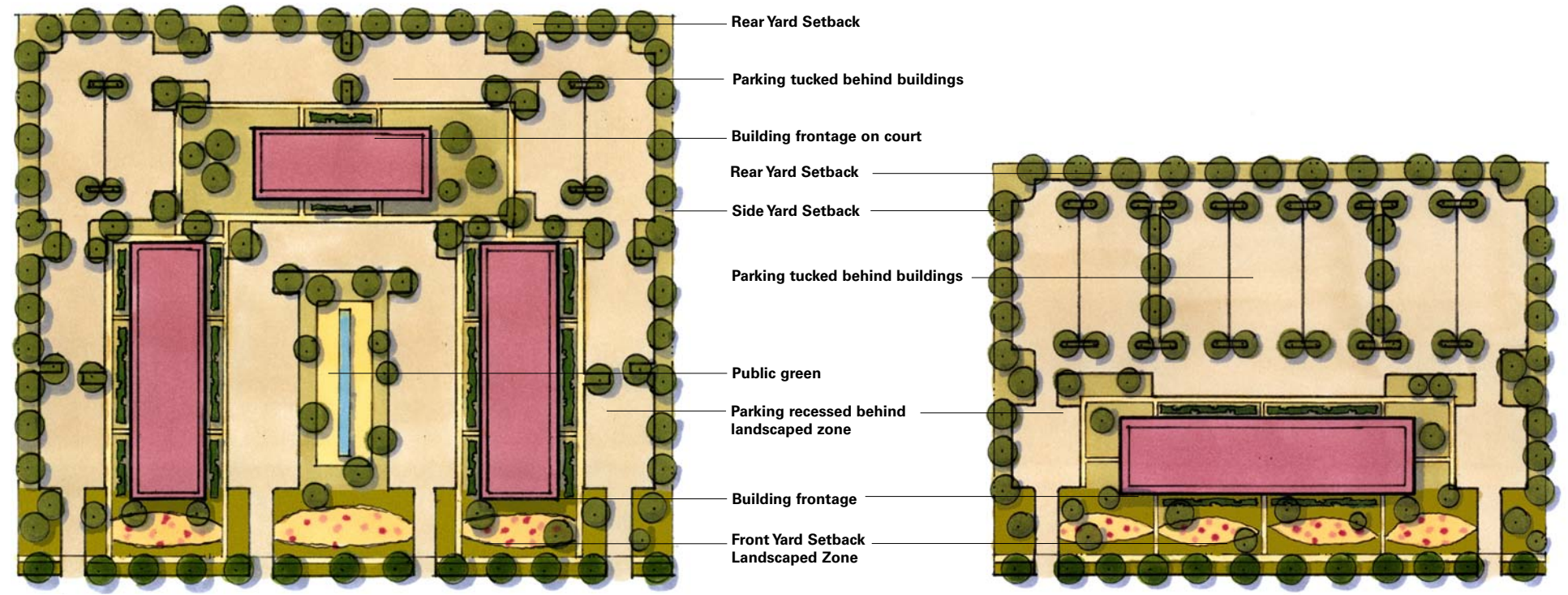


SECTION **E**

# Commercial Out Parcels



Plan of Business Park illustrating the landscaping zone in front of the buildings



Detail plan of Business Park court

Detail plan of Business Park building addressing a street with parking behind

Business Parks are freestanding office buildings, flex buildings and/or research buildings arranged as single structures or groupings of multiple buildings to form a campus environment. These commercial buildings should be arranged to address the street with a landscaped front yard free and parking located to the side and rear of the buildings. In larger groupings, creation of landscaped commons shared by the buildings is encouraged. Larger groupings are permitted to have interior parking and access courts between the buildings. The parking areas are not permitted to occupy the required front yard setback.

# Business Park

## Building Location

Buildings are oriented to address the street. The street frontage should include a building entrance and attractively designed public facade.

## Front Yard Requirements

The front yard is a landscaped yard between the street ROW and the building facade. The minimum front yard setback to the face of the building is 50 feet. No parking is permitted in the front yard.

## Side Yard Setbacks

The minimum side yard setback is 15 feet. No parking is permitted within the side yard setback.

## Rear Yard Setback

The minimum rear yard setback is 15 feet. No parking is permitted within the rear yard setback.

## Parking Lot Requirements

Parking lots are permitted to the side and rear of all commercial buildings. Parking areas should be screened from view of the street with planting, land forms, fencing, and buildings. Parking requirements for commercial uses must comply with the City of Ankeny regulations.

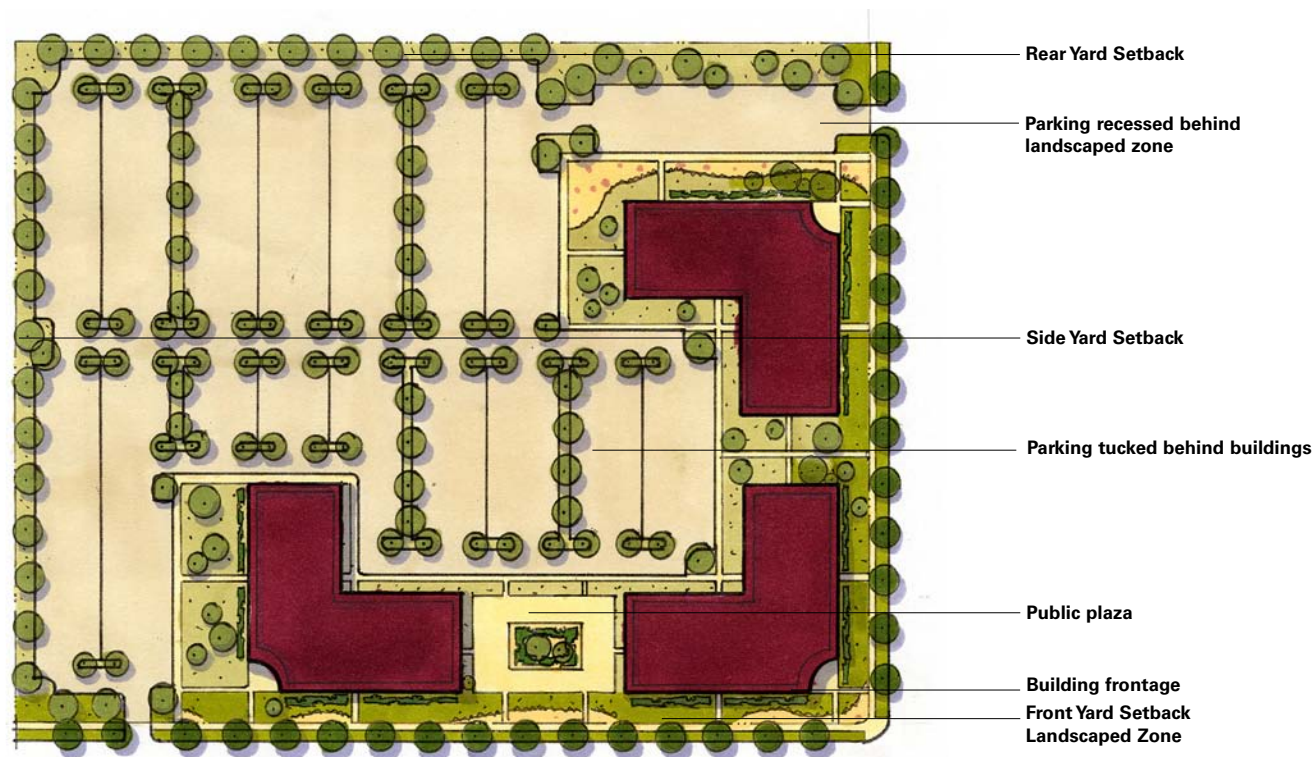
## Loading Docks

Loading areas are permitted in the side and rear of the buildings and must be screened from view of the street by a combination of plantings, earth forms and fencing.

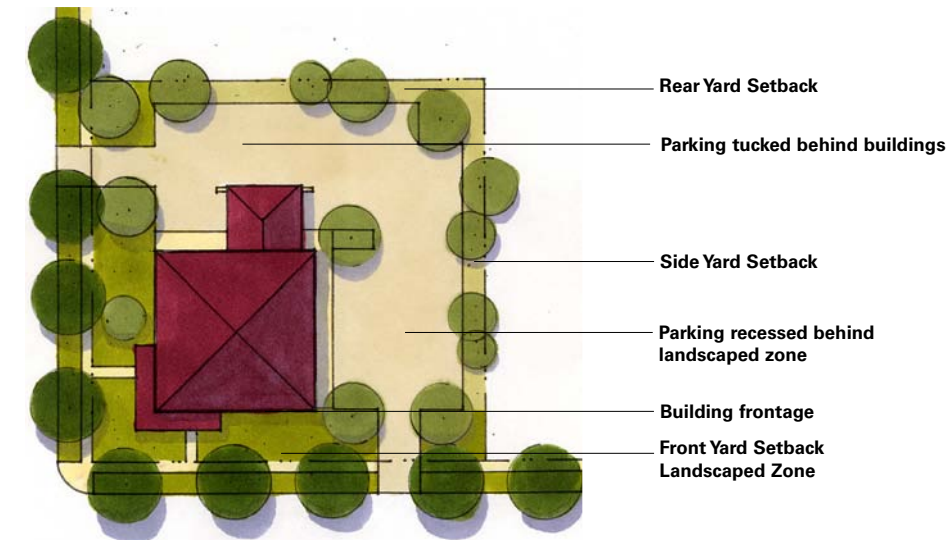
## Signage and Lighting

Signage and Lighting should be understated. Lighting of public streets and parking areas should be designed with cutoffs to prevent light pollution of adjacent areas and uses.





Detail plan of an office building in an Out Parcel



Detail plan of Commercial Out Parcel

The Commercial Out-Parcels are sites located along the major arterials adjacent to the Prairie Trail project. The development of site plans and buildings on these sites in a thoughtful way will be critical to the image of quality and character embodied in the design principles for Prairie Trail. Large buildings in these areas should reduce the impact of large parking bays through building placement and landscaping. Small buildings should be oriented to screen the larger buildings and parking areas. Like all other buildings in Prairie Trail, Out Parcel Buildings should address the street with attractively designed public facades.

**Building Location**

Buildings should be oriented to address the street. The street frontage should include a building entrance and attractively designed public facade.

**Front Yard Requirements**

The front yard is a landscaped yard between the street ROW and the building facade. Unless otherwise predetermined in the plan, the front yard setback is a minimum of 25 feet. If a building has a front entrance on an interior street, the front yard setback may be 15 feet. No parking is permitted in the front yard.

**Side Yard Setbacks**

The minimum side yard setback is 10 feet. No parking is permitted within the required side yard setback.

**Rear Yard Setback**

The minimum rear yard setback is 10 feet. No parking is permitted within the rear yard setback.

**Parking Lot Requirements**

Parking lots are permitted to the side and rear of all Out Parcel buildings. Parking areas should be screened from view of the street with planting, land forms, fencing, walls, and buildings. Parking requirements for Out Parcel buildings must comply with the City of Ankeny regulations.

The Planning and Zoning Commission and City Council may grant exceptions to the location of parking for parcels that are 10 acres or larger.

**Loading Docks and Drive Up Windows**

Loading areas and Drive Up Windows are permitted in the side and rear of the buildings. Loading areas must be screened from view of the street by a combination of planting, earth forms and fencing.

**Signage and Lighting**

Signage and Lighting should be understated. Lighting of public streets and parking areas should be designed with cutoffs to prevent light pollution of adjacent areas and uses.

Note: The proposed grocery store at the corner of State Street and Oralabor Road, and the proposed police station may be permitted certain site plan exceptions given that those designs preceded the completion of these guidelines.



# Commercial Out Parcels

## Architectural Guidelines

In addition to the site planning recommendations described on the prior pages, business park and commercial out parcel buildings within Prairie Trail shall respect the following architectural guidelines. These guidelines may apply to both commercial, office, and technology buildings that are proposed. The diagrams to the left illustrate the principles described below for two scales of construction.

### Building Height

Basic Building mass 1-3 stories.

### Horizontal Articulation

Horizontal articulation should define a base, middle and top for each articulated facade element. This can be accomplished with window composition, ornament, and special features.

### Vertical Articulation

Vertical articulation with each element a minimum of 50'-0" and a maximum of 120'-0". Over 40'-0" it must be further subdivided. Each element can be distinguished by not less than three of the following changes:

1. Material
2. Color
3. Architectural style
4. Height
5. Window types
6. Facade composition
7. Storefront or entry type

### Windows and Entrances

Ground floor articulated with Commercial Storefronts alternating with entries to upper floors, or a rhythm of openings. Blank walls are not permitted along public facades.

Windows of vertical proportion with ratio of up to 60% solid to void in linear measurement; a wide variety of window types including groups of tall windows to maximize glass areas.

### Special Elements

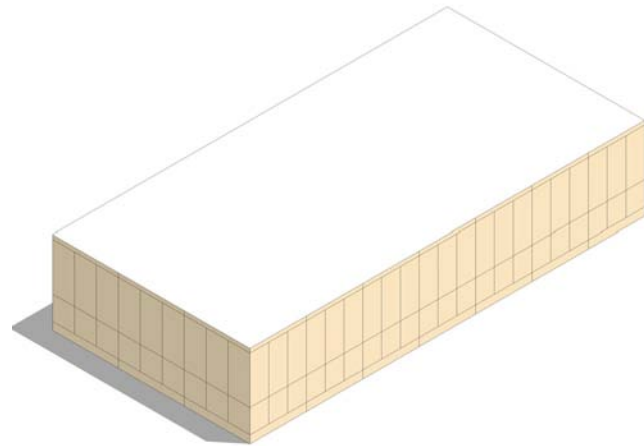
The following elements may be applied to facade compositions:

1. Special roof elements
2. Coining, belt courses
3. Cornices
4. Corner towers
5. Entrance Features
6. Awnings
7. Pilasters
5. Bays

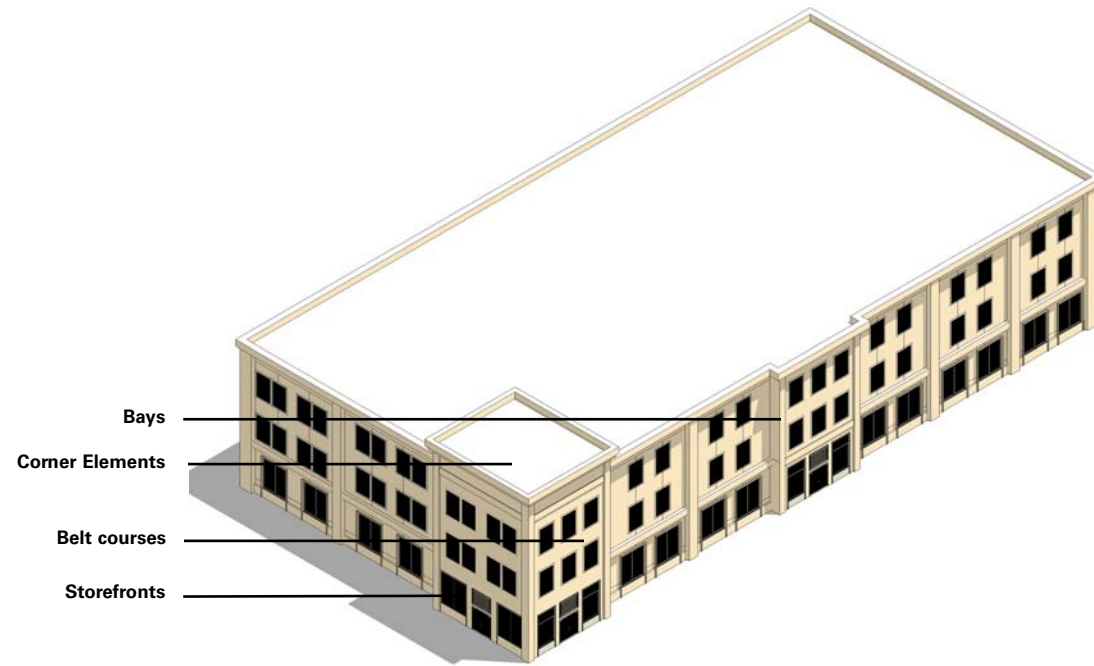
### Materials

The following materials may be applied to facade compositions:

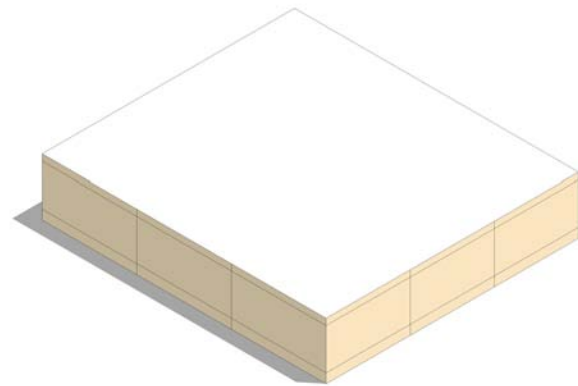
1. Brick (in earth tones)
2. Metal
3. Glass
4. Stone



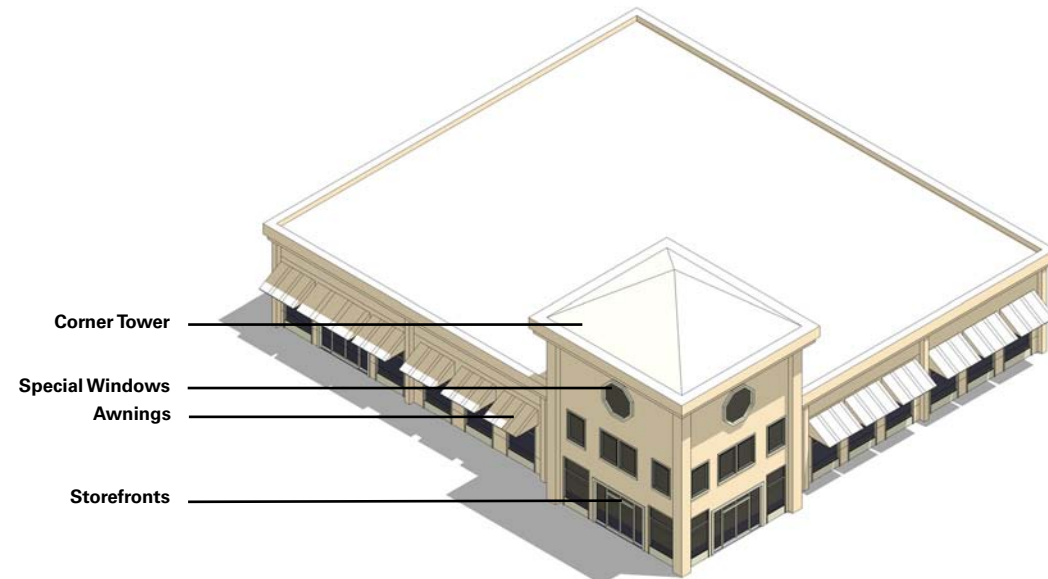
Multi-story out parcel building: Vertical and Horizontal Structure



Multi-story out parcel building: Facade with special elements



Single-story commercial building: Vertical and Horizontal Structure



Single-story commercial building: Facade with special elements

# Business Park and Commercial Out Parcels

