

COUNCIL ACTION FORM

**SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR LOTS 6, 7 AND 8
RINGGENBERG PARK SUBDIVISION 4TH ADDITION**

BACKGROUND:

On November 26, 2013 the City Council approved a Master Plan for a property located at the southwest corner of Cedar Lane and Oakwood Road (See Location Map and Approved Master Plan Attached), which is zoned Floating Suburban Residential Medium Density (FS-RM). The Master Plan includes 96 multi-family dwelling units in eight buildings, an Independent Senior Living Facility with 50 units and three lots for single family detached residences. The overall density of the site is 11.5 dwelling units per acre. On that same date, the City Council also approved a Major Site Development Plan for five of the eight apartment buildings. These five buildings are located in the west portion of the Master Plan area. On January 8, 2014 the Zoning Board of Adjustment approved a Special Use Permit and site plan for the Independent Senior Living Facility. These previously approved buildings are currently under construction.

At this time a Major Site Development Plan has been submitted for approval of the remaining three apartment buildings in the central portion of the site. (See Sheet 5 of Major Site Development Plan Attached) This will be the final site plan approval for development of the approved Master Plan. The site plan and elevations are attached to this report. A Major Site Development Plan must be consistent with the approved Master Plan concept as well as the specific criteria for a site development plan. The addendum addresses each specific site plan criterion.

The arrangement of the buildings on the site is as shown on the approved Master Plan. Each of the three proposed buildings is oriented with its long axis north-south and with the shorter façade facing Suncrest Drive. The apartment buildings are two-stories in height and limited to 12-units per building. The access drive, parking lots and attached garages are on the north side of the building in the interior of the complex. A sidewalk is provided along the north side of Suncrest Drive and walks connect it to building entrances. The proposed project is consistent in layout and intensity of use described on the Master Plan.

The Major Site Development Plan includes the landscape buffers that the Master Plan requires: groves of Aspen trees in the front yards and overstory deciduous street trees along Suncrest Drive in a variety of species. Trees are also provided between the buildings, as well as native prairie grasses and forbs in two storm water drainage ways and detention areas. Some of the storm water runoff collected in these detention areas is routed into the existing ponds in the south portion of the Ringgenberg Park subdivision. The rest is routed to the new detention area at the northeast corner of this development, near the intersection of Cedar Lane and Oakwood Road. These stormwater features are consistent with the overall storm water management system

approved for the entire north area of Ringgenberg Park Subdivision. This storm water management system provides capacity above city requirements, thereby reducing peak runoff rates below the pre-development condition.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting of October 1, 2014 the Planning and Zoning Commission discussed the appearance of the buildings and also stated that the site plan appeared to be similar to the previously approved plan. By a vote of 5-0 the Planning and Zoning Commission recommended that the City Council approve the Major Site Development Plan for three apartment buildings on Lots 6, 7, and 8 of the Ringgenberg Park Subdivision, 4th Addition.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition.
2. The City Council can deny the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition if it finds that the Plan does not meet the criteria for approval in the city's zoning ordinance.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has analyzed the Major Site Development Plan, reviewed the supporting material and conducted an on-site inspection of existing conditions. Based upon the facts and analysis within this report, staff concludes that the proposed apartment buildings and site are consistent with the approved Master Plan and meet the City's criteria and standards for approval of a Major Site Development Plan.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition.

ADDENDUM

The use of the proposed buildings is consistent with the **permitted uses** listed in the use table in the Zoning Ordinance (AMC Table 29.1202(4)-2). This use table requires City Council approval of a Major Site Development Plan for apartments in the FS-RM zoning districts. The Major Site Development Plan is attached.

The proposed buildings comply with the **setbacks and heights** in the Master Plan, which are in some cases more restrictive than those listed in the development standards table in the Zoning Ordinance (AMC Table 29.1202(5)-2).

FS-RM Zoning also establishes minimum development standards for **open space, residential net density, and landscape buffers** (AMC Table 29.1202(6)). The Master Plan establishes required common open space that is to be owned by the property owner and designated for active or passive recreation, as required by the Zoning Ordinance. Residential net density in this project is calculated after deducting the common open space from the total site area. It is also established by the Master Plan. The proposed Major Site Development Plan complies with the Master Plan for the portion of the site being developed. The Master Plan also establishes the required landscape buffers, requiring a higher standard than in Table 29.1202(6). The Major Site Development Plan provides detailed planting plans that meet the Master Plan requirements. The main body of this report addresses landscaping in more detail.

Parking is provided in conformance with the parking standards in the Zoning Ordinance (AMC Table 29.406(2)). These standards are based on the number of bedrooms in each apartment. The standard requires a total of 78 parking spaces; 87 spaces are provided, including 46 in garages and six accessible spaces.

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

Storm water management has been an important element of the Master Plan review. The Master Plan requires storm water discharge after development to be directed primarily to two storm water detention areas at the north east and northwest portions of the site. The grading plans and storm sewer plans of the Major Site Development Plan are consistent with these requirements of the Master

Plan. A detailed storm water management plan for the entire north portion of Ringgenberg Park Subdivision was part of the approved Preliminary Plat. It demonstrates that the storm water discharge rates after development will be substantially less than those required by City standards and to a large extent preserve capacity of the City storm sewer system to meet the needs of major storm events.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

Existing water, sanitary sewer, electrical lines and other utility lines on the site perimeter are adequate to serve the proposed development. Water and sewer mains to serve the buildings are being extended through the center of the site with the access drive, with extensions to the north and south between buildings. All of these water and sewer lines will be in easements to the City and will be installed in accordance with the approved preliminary plat and infrastructure plans submitted to and approved by the City. The private service lines proposed to serve the buildings have been sized for the intended demand for these services. The electric and other utility lines are not provided by the City.

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

Building placement is consistent with the approved Master Plan. The City Fire Inspector has reviewed and approved the proposed Major Site Development Plan for compliance with the City's Fire Code. Adequate provisions have been made by the owner to meet the minimum requirements.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

The proposed development is not located in a floodplain nor on or near steep slopes. The measures taken to manage storm water to prevent impact on adjoining and surrounding property are described above under item #1. There is no indication that this development presents any endangerment to adjoining and surrounding property.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

There is 30 feet of topographic relief across this entire Fourth Addition site, with the highest area being on the western portion and the lowest area being in the northeast corner. A storm water detention area is to be located in this low corner. In the western portion of the site, the low area is along the north boundary, where another storm water detention area is to be located. Although significant grading is

needed to create building pads and parking areas, the existing topography provides the basis for drainage ways and the center access drive. The location of all of these features is consistent with the approved Master Plan

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access to the site at two locations, from Cedar Lane and Oakwood Road, and the internal circulation is consistent with the approved Master Plan. That Plan was found to provide safe, convenient and effective vehicular and pedestrian circulation.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

All of these areas are in the site interior and therefore will be screened from adjoining properties and streets by buildings.

- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

In accordance with the approved Master Plan, access is limited to two locations, as described above under #6.

- 9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

The access drive and all parking areas are located in the interior of the site and buildings will contain lighting within the site. All exterior lighting will meet the City outdoor lighting code which prevents excessive glare and light trespass.

- 10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

Similar uses at other locations in the project and the community have not resulted in these impacts.

- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

All of these factors were important in the review and approval of the Master Plan,

which imposes standards for site coverage, building scale, setbacks, and open spaces that are more restrictive than the usual requirements of the Ames *Municipal Code*. The proposed Major Site Development Plan meets the requirement of the approved Master Plan.

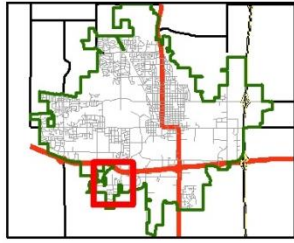
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with the other requirements of the Ames *Municipal Code*.



Location Map
Lots 6, 7 & 8
Ringgenberg Park SD 4th Add.



 AMES INCORPORATED LIMITS



APPROVED MASTER PLAN



PROPERTY ADDRESS :
 2899 CEDAR LANE
PROPERTY OWNER :
 FRIEDRICH LAND DEVELOPMENT
 100 W. 9th STREET
 AMES, IA 50010
CURRENT ZONING :
 FS - RM
LEGAL DESCRIPTION :
 LOT 79
 FRIEDRICH SUBDIVISION
 FIRST ADDITION

PROJECT INFORMATION
 9 BUILDINGS
 LOTS 1-8 BUILDINGS ARE TWO STORY 11 UNIT CONDOS WITH 2 OF EACH - 1, 2, AND 3 BEDROOM UNITS
 96 TOTAL UNITS
 LOT 1-8 DENSITY = 94 UNITS / 9.44 ACRES = 9.95 UNITS/ACRE
 LOTS 9-11 SHALL BE SOLD AS SINGLE FAMILY LOTS WITH ACCESS RESTRICTED TO SUNCREST DRIVE ONLY

FAVORABLE/ DRAINAGE CALCULATIONS
 LOT AREA = 703,247 S.F.
 PAVEMENT = 128,276 S.F. = 18.2%
 SIDEWALKS = 10,270 S.F. = 1.5%
 TOTAL IMPERVIOUS = 138,546 S.F. = 19.7%

LOT 12 SHALL BE AN INDEPENDENT SENIOR LIVING FACILITY 50' PAV. HEIGHT
 LOT 12 DENSITY = 80 UNITS/ 2.57 ACRES = 31 UNITS/ ACRE
 PARKING STANDARD = 1.5 STALLS PER 1 BEDROOM UNIT
 3 STALLS PER 2 BEDROOM UNIT
 5 STALLS PER 3 BEDROOM UNIT
 ALL LANDSCAPE BUFFERS SHALL BE MAINTAINED WITH OCCUPANCY OF THE FIRST RESIDENTIAL UNIT.
 THE SHORTEST FACE OF EACH BUILDING SHALL FACE EITHER OAKWOOD ROAD OR SUNCREST DRIVE.

Proposed Major Site Development Plan

Sheet C5.0 – Other Sheets available on request

