

COUNCIL ACTION FORM

**SUBJECT: REVISED MAJOR SITE DEVELOPMENT PLAN FOR OLD ORCHARD
MANUFACTURED HOME PARK TO ADD A MAINTENANCE BUILDING**

BACKGROUND:

Grand Center, Ltd is proposing to construct a maintenance building within its Old Orchard Manufactured Home Park. Old Orchard Manufactured Home Park is in the 1100 block of S. 16th Street across from the City's Greenbriar Park and east of the ISU College of Veterinary Medicine. The maintenance building will be constructed at 97 Peach Lane near the southwest corner of the site. (See Attachment A Location Maps)

The property is zoned Residential Low Density Park (RLP), which requires that the City Council approve a Major Site Development Plan revision to switch from a residential use of a lot to add the proposed maintenance building. Article 7 Section 29.705 of the Zoning Ordinance on the RLP Zone permits maintenance buildings (paragraph 4a). This section also includes a table of development standards, Zoning Ordinance Table 29.705(5).

The proposed plan includes the one-story 1,280 square-foot maintenance building located in conformance with the setback requirements. The building will have two garage doors on the south. It is proposed to be accessed via an existing non-conforming gravel driveway from an existing gravel road to the west. (See Attachment B Major Site Development Plan)

Staff has reviewed the criteria and standards the RLP zoning district and of Section 29.1502(4)(d) (See Attachment C Major Site Plan Criteria) and finds the proposal does not change the compliance of the Old Orchard Major Site Development Plan, with the exception of the proposed use of the current gravel driveway paving.

Zoning Ordinance Section 29.406 (11) requires that all vehicle areas be hard surfaced. The applicant has provided photographs documenting that the existing drive served a house that was on that site before this standard was enacted. Therefore, staff concurs that the driveway is legally non-conforming. However, Zoning Ordinance Section 29.307 (5) describes lower order non-conformities of site improvements such as landscaping, paving, parking, etc and states this policy for removal of nonconformities:

Because nonconformities such as those listed above involve less investment and are more easily corrected than those involving lots, buildings and uses, it is generally the policy of the City to eliminate such other nonconformities as quickly as practicable.

The applicant has submitted a letter from the project engineer stating that it is

impractical to pave the driveway because it abuts an unpaved street. (See Letter attached).

Staff has analyzed the applicant's request, reviewed the supporting material, and conducted an on-site inspection. Staff believes it is practical to end the non-conformity and to pave the existing driveway at this time with the development of the site, leading to a gravel roadway does not inhibit paving on site. This is consistent with general City standards for all new construction.

Planning and Zoning Commission Recommendation. On April 15, 2015 the Ames Planning and Zoning Commission considered this request to revise the Major Site Development Plan. There was discussion only about whether the driveway should be paved. The Commissioners asked about options to relocate the access for the storage building and about storm water facilities. The applicant stated they had not looked closely at making a driveway out to the paved area of Peach instead of the gravel road. Generally, the maker of the motion to approve the project stated that it does not make sense to pave a drive that is connected to a gravel road in a location that is not visible, by a vote of 4-0 the Planning and Zoning Commission recommended approval without conditions to pave the driveway.

ALTERNATIVES:

1. The City Council can approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building with the condition that the driveway be paved in conformance with Ames *Municipal Code* Section 29.406 (11).
2. The City Council can follow the Planning and Zoning Commission recommendation to approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building, without conditions.
3. The City Council can deny the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building if it finds that the proposed plan does not conform to the RLP zone standards, zone development standards or other applicable city standards.
4. The City Council can refer this item back to City staff and/or the applicant for additional information.

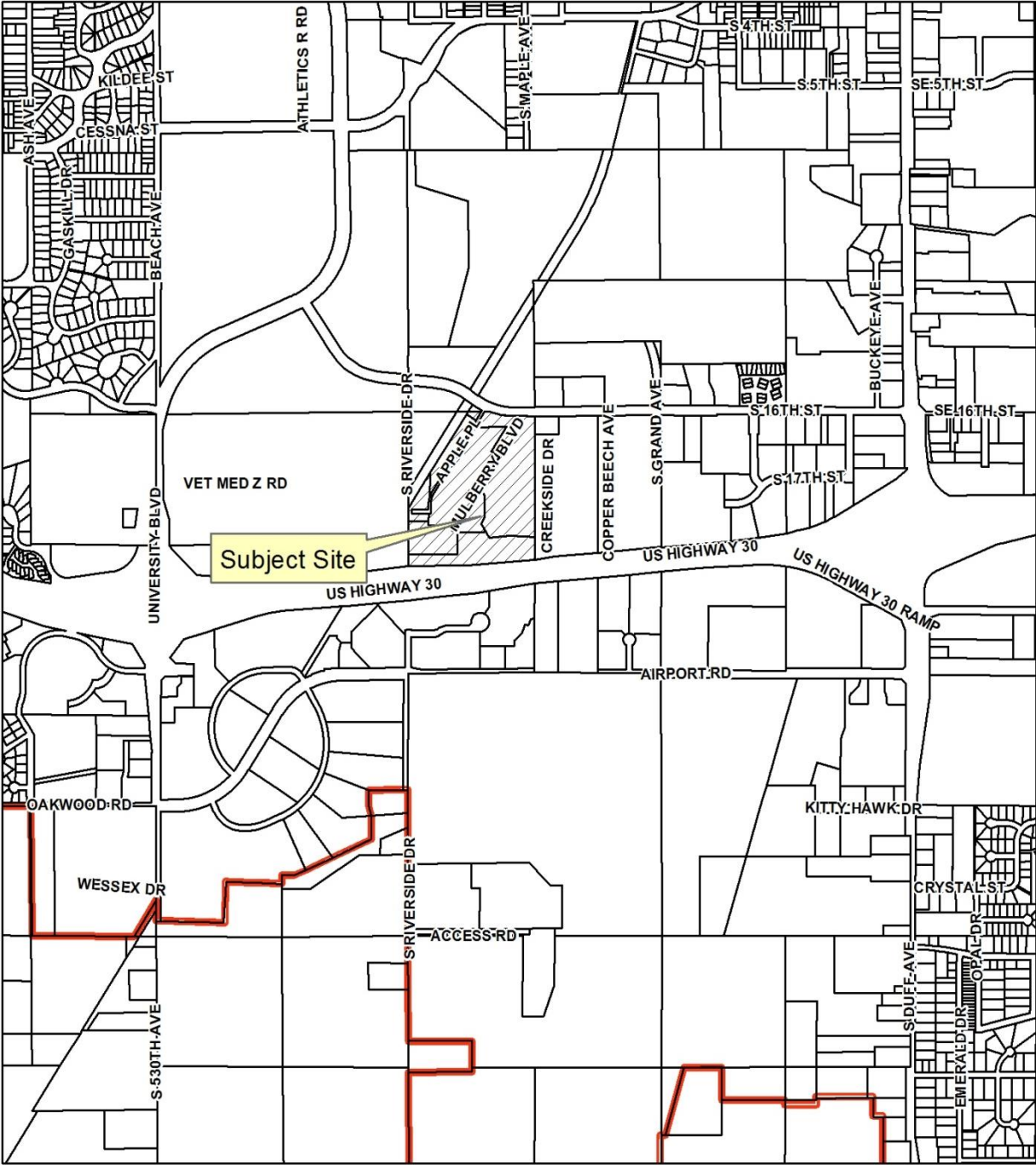
MANAGER'S RECOMMENDATION:

The proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park meets the required RLP zone standards and site planning and design standards of the Zoning Ordinance, with the exception of the gravel driveway. The existing gravel road is a remnant of a county road that existed before the manufactured housing park was developed and the area was subsequently annexed. It is not likely to be paved in the foreseeable future.

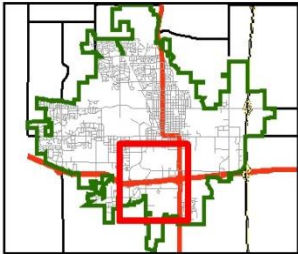
All of the buildings that the existing driveway served have been demolished, a new residence has been added and a new building is now proposed. Staff believes that the Zoning Ordinance intends that when buildings are replaced, sites are to be improved to comply with current zoning standards.

Based on the Planning staff's interpretation of Section 29.406 (11) of the Zoning Ordinance, it is the City Manager's recommendation that the City Council adopt Alternative #1 to approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building with the condition that the driveway be paved.

ATTACHMENT A: LOCATION MAP - 1



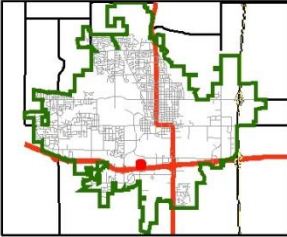
**Old Orchard
Mobile Home Park**



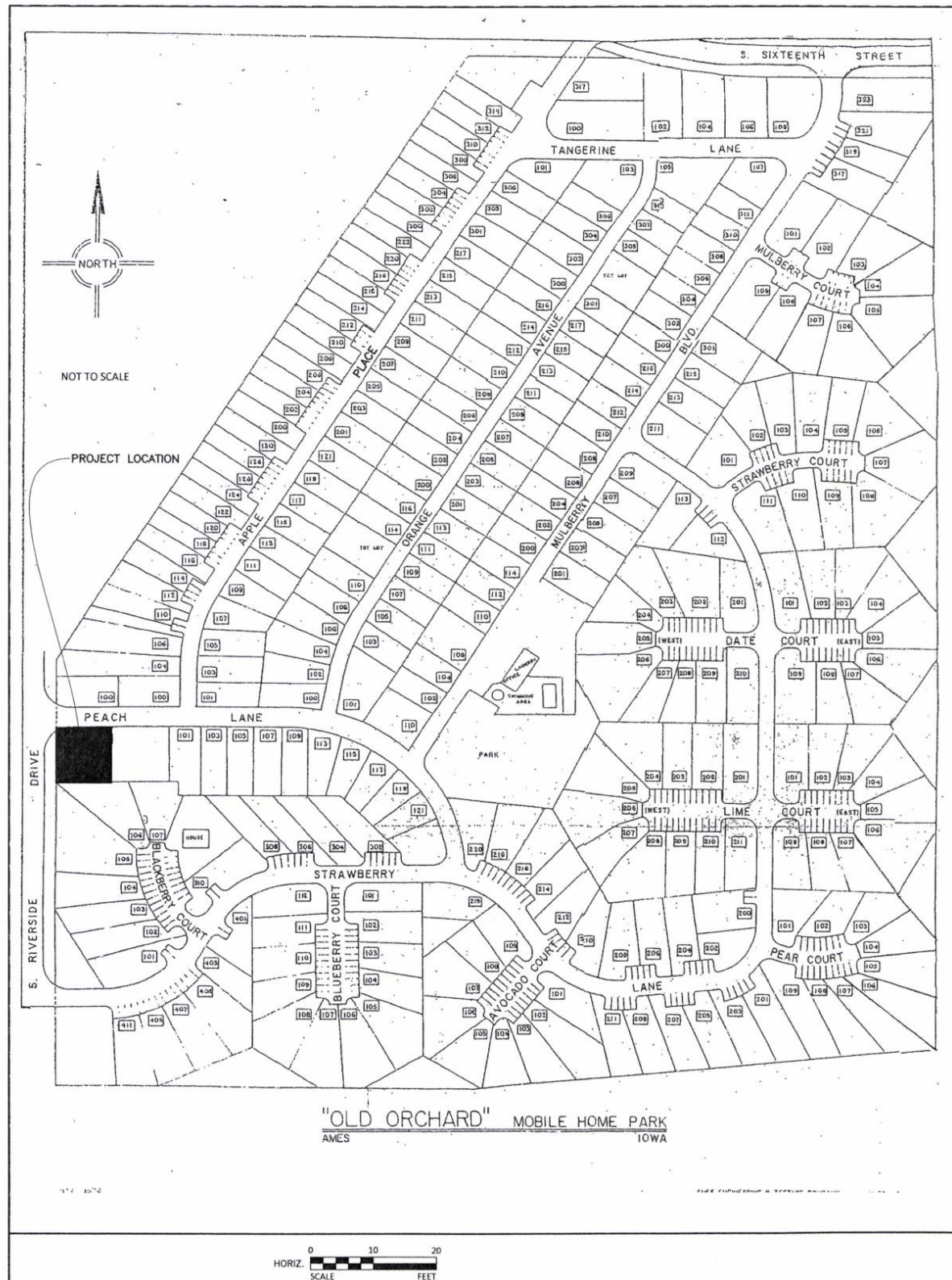
ATTACHMENT A: LOCATION MAP - 2



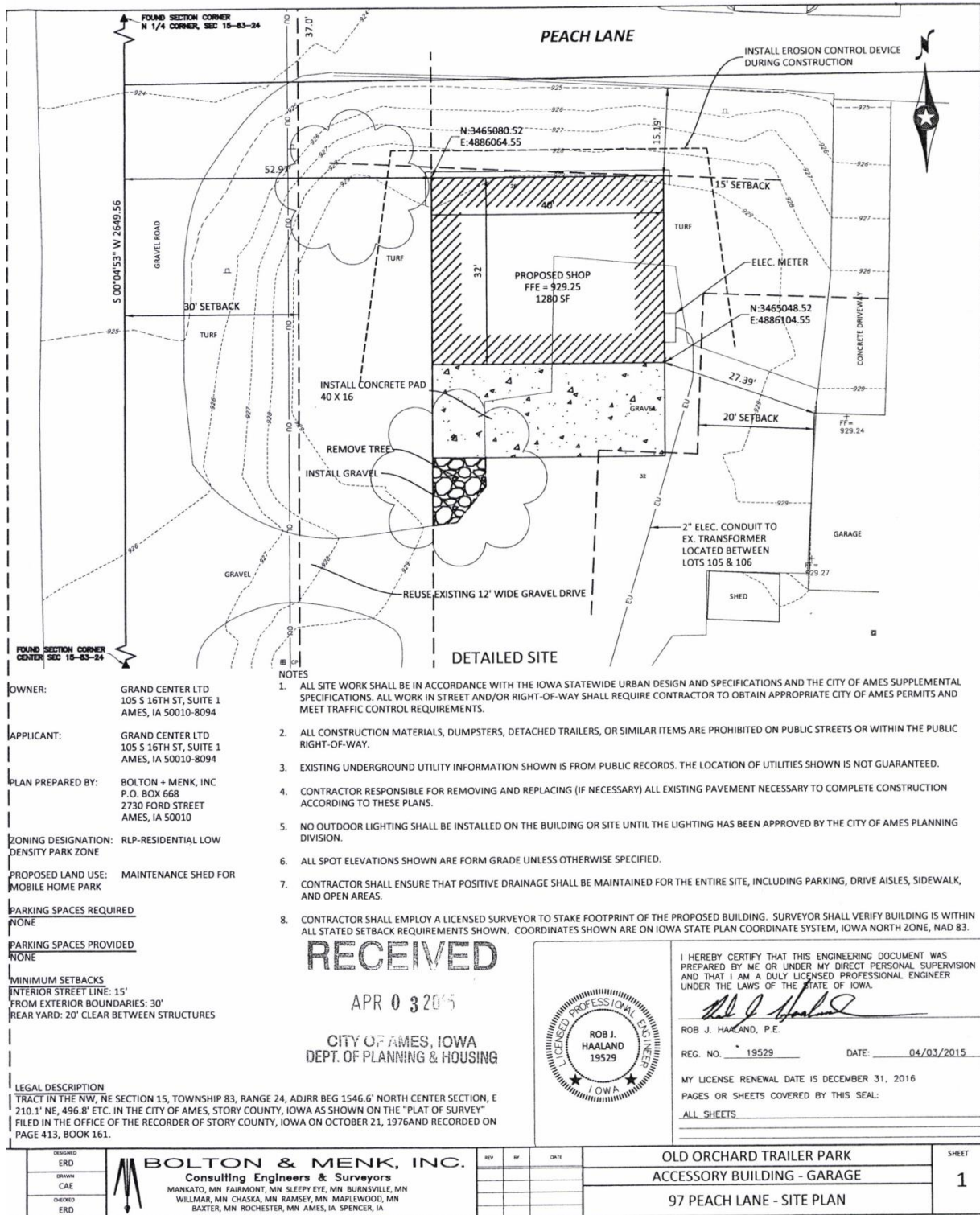
97 Peach Lane
in Old Orchard



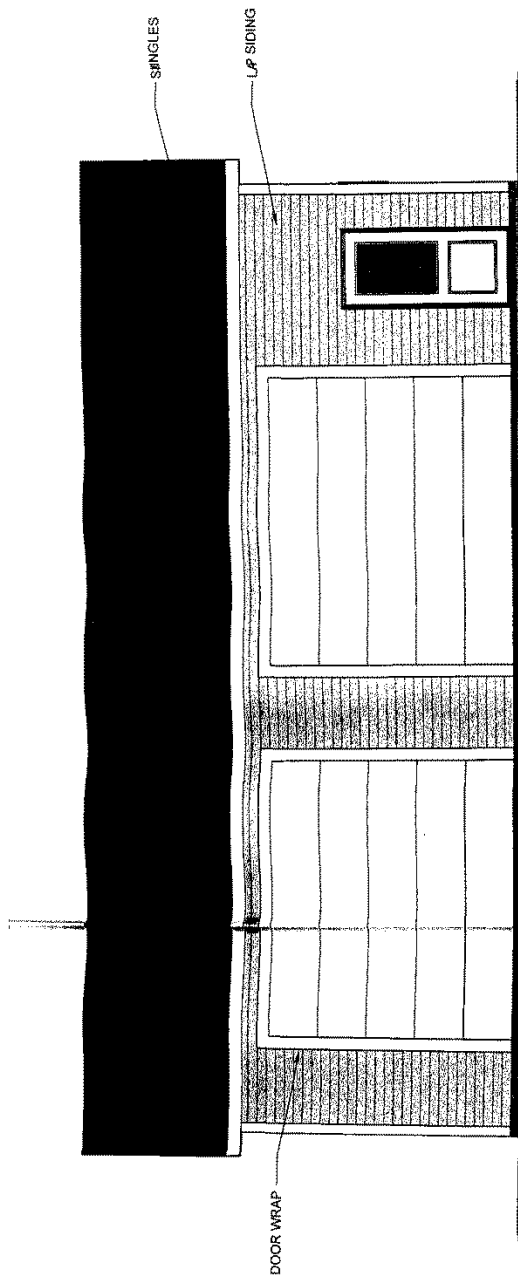
ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-1



ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-2



ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-3



SIDING NOTES:

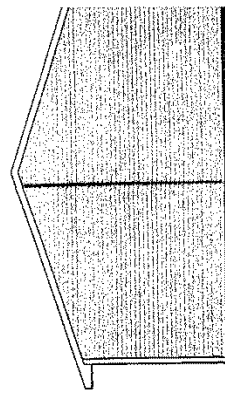
SIDING: STANDARD VINYL LAP SIDING
FASCIA: 2x6 SUB FASCIA WITH ALUMINUM TRIM
RAKE SOFFIT: NON-VENTED ALUMINUM
OVERHANG SOFFIT: VENTED ALUMINUM
CORNER: WIDE VINYL CORNERS
O.H.D. DOOR WRAPS: 2x6 PINE WRAPPED WITH ALUMINUM
LIGHT FIXTURE MASTER MOUNTS: 5" WIDE, 10" TALL

SOUTH EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

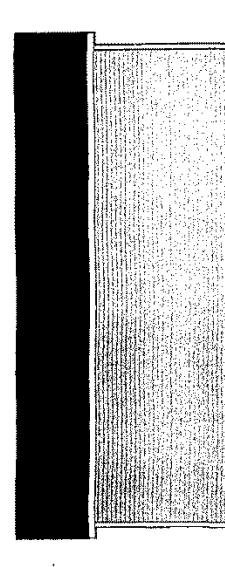
ROOF NOTES:

1. 4/12 ROOF PITCH WITH STANDARD HEELS
2. FINISHED OVERHANG IS 24"
3. FINISHED RAKE IS 12"



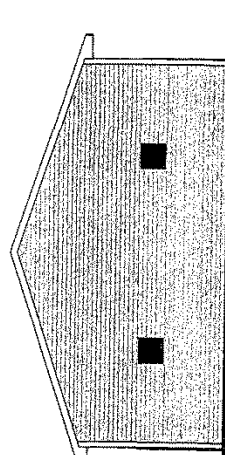
WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



EAST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

ATTACHMENT C
MAJOR SITE DEVELOPMENT PLAN CRITERIA

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 down stream property.*
- 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.*
- 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.*
- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.*
- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.*
- 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.*
- 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.*
- 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.*
- 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.*
- 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.

- 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.*

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