

**COUNCIL ACTION FORM**

**SUBJECT: REQUEST FOR EXTENSION OF MAJOR SITE DEVELOPMENT PLAN AND PRD PHASING PLAN FOR GREEN HILLS PLANNED RESIDENTIAL DEVELOPMENT AMENDMENT**

**BACKGROUND:**

Green Hills Retirement Community has submitted a letter to the City requesting an extension of time for the validity of the Major Site Development Plan and PRD Development Phasing Plan for the Green Hills PRD Amendment that was approved by City Council on August 26, 2014. A Major Site Development Plan is valid for one year if development has not commenced. August 26, 2015 is one year after approval of the PRD Amendment and Major Site Development Plan approved by the City Council (See Attachment A: Resolution No. 14-474).

Section 29.1203(7) of the Municipal Code addresses the length of time a Major Site Development Plan with a PRD is effective and reads as follows:

(7) Effective Period of Approval and Time Extensions.

(a) Period of Approval. The approval of any Site Development Plan Major under this Section shall be effective for a period of one (1) year from the date at which the rezoning decision of the City Council is finalized and published in a newspaper of general circulation. The approval of the Site Development Plan Major shall become null and void as a result of any of the following circumstances:

(i) Failure to obtain Building Permits for the commencement of construction within the one year period of approval;

(ii) Failure to commence construction within 18 months of approval of the Site Development Plan Major. For the purpose of this provision construction shall be defined as including site excavation and excavation for and installation of footings and foundations for structures approved for construction.

The property owner who obtained the approval of the plan may petition the Council for an extension if the request for a time extension is submitted and acted upon by the City Council within the one year period of approval and the request for a time extension is accompanied by a written explanation describing events or circumstances that have prevented the commencement of construction and the events or circumstances shall be beyond the control of the property owner. The applicant has submitted a letter making the request. (See Attachment B)

As part of the Green Hills PRD amendment, a Phasing Plan was also approved to allow for completion of the Green Hills campus improvements over an extended period of time. Based on the extension of time needed for the commencement of the Major Site Plan, Green Hills is also asking for a one year extension of the Phasing Plan previously approved by the Council. This would allow for the approved phasing plan to be effective

as of August 11, 2015, not the approval date of the PRD amendment, allowing for an additional one year for completion of the projects noted on the Phasing Plan. The approved Phasing Plan is attached for reference, see Attachment C.

Where a PRD Development seeks approval of a Phasing Plan, Section 29.1203(8) of the Municipal Code addresses the progress of the development in accordance with the Phasing Plan and the nullification of the Major Site Development when not developed in accordance with such phasing plan:

(8) Progress on Phased Development.

Where the approval of a Site Development Plan Major has included the approval of a Phasing Plan for a “F-PRD” project, the progress for developing the “F-PRD” project shall occur according to approved phasing plan. No variation of the development progress from the approved Phasing Plan shall occur without the City Council approval of a revision to the Phasing Plan. Failure to obtain approval of a revision to the Phasing Plan shall nullify the approval of the entire Site Development Plan Major. No further construction of any kind shall be permitted without subsequent approval of the Site Development Plan Major in accordance with Section 29.1203(6) of this article.

**Green Hills is seeking approval of both, an extension to the Major Site Development Plan approval and an extension to the approved Phasing Plan based on a one year extension approval of the PRD development.**

**ALTERNATIVES:**

1. The City Council can grant a one-year extension of time for the validity of the Major Site Development Plan and PRD Phasing Plan for the Green Hills PRD Amendment, subject to the same stipulations imposed as part of the original approval.
2. The City Council can deny the request to grant a one-year extension.
3. The City Council can refer the request back to City staff and/or the applicant for further information.

**MANAGER’S RECOMMENDED ACTION:**

City staff believes the adopted codes and policies that were in effect at the time of approval of the Major Site Development Plan and PRD Amendment and Phasing Plan which would apply to this development have not changed in the past year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting a one-year extension of time for the validity of the Major Site Development Plan and PRD Phasing Plan for the Green Hills PRD Amendment, subject to the same stipulations imposed as part of the original approval.

**Attachment A**  
**Resolution Approving Green Hills PRD Amendment**

**RESOLUTION NO. 14-474**

**RESOLUTION APPROVING AMENDED MAJOR SITE DEVELOPMENT PLAN FOR  
2205 GREEN HILLS DRIVE  
FOR THE CITY OF AMES, IOWA**

WHEREAS, Civil Design Advantage, LLC, (CDA), on behalf of the Green Hills Retirement Community, is requesting approval of a Major Site Development Plan to amend the existing Green Hills Community Planned Residential Development (PRD); and,

WHEREAS, Green Hills originated as a retirement community as part of a conceptual master plan with the nearby Gateway Hotel in 1979, and the residential tower and health center was built in 1985-86; and,

WHEREAS, the overall complex has gone through four major expansions since the original development, with the last revision in 2011 to expand the health services on the campus and for site improvements for its residents; and,

WHEREAS, the existing complex includes ownership homes, assisted living, and skilled nursing facilities; and,

WHEREAS, the following list summarizes the proposed uses and changes to the existing Site Plan to accommodate the next phases of development: revision to the current health care center administrative area and main entrance to accommodate a proposed residential expansion; four-story, 32-unit addition on east side of the existing high-rise building for a new independent senior living wing; four-story, 20-unit future addition to the independent living expansion on the east side of the existing high-rise building for a new independent senior living wing addition; one-story addition and renovation on southeast side of existing tower for a new 6,500 square foot commons area to include a theater, game room, auditorium, and library; increase of 36 surface level parking spaces (14 of which are future expansion) in the area of the new main entrance for the campus; increase of 52 new underground parking spaces for the independent living wing and future expansion; and, a 67-space employee parking lot expansion of the north parking lot located across from the recent memory care addition; and,

WHEREAS, the applicant has proposed a phasing plan for the PRD, which includes multiple phases for all the proposed amendments as described: Completion of the North Detention Pond work – 1 year (following completion of the City project to clean out the existing pond); north Parking Lot Expansion – 1 to 2 years; Independent Living 32-unit Addition with parking – 1 to 2 years; Commons Addition and Remodeling – 1 to 2 years; future Commons Remodeling – 3 to 5 years; Independent Living 20-unit Addition with parking – 3 to 10 years; and, future Commons 6,500 square foot amenity space Phase – 5 to 10 years; and,

WHEREAS, the applicant has noted that the proposed phasing plan is established as a means of allowing for the center to create new living units first as a means to fund the future projects noted in the plan; and,

**Attachment A, Cont.  
Resolution Approving Green Hills PRD Amendment**

WHEREAS, while this approach is understandable, staff notes an initial concern that the intent of the PRD is to allow for a unique development type that allows for a blend of housing types, opens spaces and amenities that typically could not be developed in standard base zones; and,

WHEREAS, the concern was that 52 new living units are being added without the benefit of new amenity spaces until much further along in the phasing plan; and,

WHEREAS, the applicant believes that the amenities included with the 2011 amendments (i.e., wellness center and pool) are supportive of the proposed expansion as well, and that the phasing plan is appropriate for the scale of intensification that is proposed; and,

WHEREAS, the new development does not detract from the overall site plan approach and design of the development that has already been built in the sense that low density is maintained to the south and the new development is intensification of mid-rise buildings to the north with existing taller buildings; and,

WHEREAS, it is noted that while most of the new development area is within a vacant area of the site, the proposed parking lot addition does impact the natural wooded area of the campus to the north and consideration should be given to the extent of clearing needed for the parking area and the landscaping proposed along a natural feature of the site; and,

WHEREAS, the new expansion and parking lot areas will also decrease the overall open space percentage of the Green Hills development from the previously approved Major Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the amended Major Site Development Plan for the Green Hills Community Planned Residence District Zone, as submitted, is hereby approved.

ADOPTED THIS 26<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Diane R. Voss, City Clerk

  
\_\_\_\_\_  
Ann H. Campbell, Mayor

Introduced by:	Goodman
Seconded by:	Corrieri
Voting aye:	Betcher, Corrieri, Gartin, Goodman, Nelson, Orazem
Voting nay:	None
Absent:	None

Resolution declared adopted and signed by the Mayor this 26<sup>th</sup> day of August, 2014.

**Attachment B**  
**Letter from Green Hills Retirement Community**



August 4, 2015

Karen Marren  
City of Ames  
515 Clark Avenue  
Ames, IA 50014

RE: Green Hills Addition & Renovation – Extension Request

Dear Karen,

Green Hills respectfully requests an extension to its site plan approval for the expansion of Green Hills Retirement Community granted in August 2014 by the city of Ames. Due to reason's beyond Green Hills control, the community was not able to obtain construction financing on its schedule for the first phase of its expansion plans. The phasing plan is attached.

Green Hills anticipates that a one year extension to its site plan approval will allow time to obtain the financing required to construct the independent living and commons addition & remodeling. As expressed at the council meeting the following phases are also subject to market conditions that are out of Green Hills control.

However, Green Hills intent is to achieve its expansion goals as quickly as financially feasible as driven by market conditions. Thank you for your time and consideration.

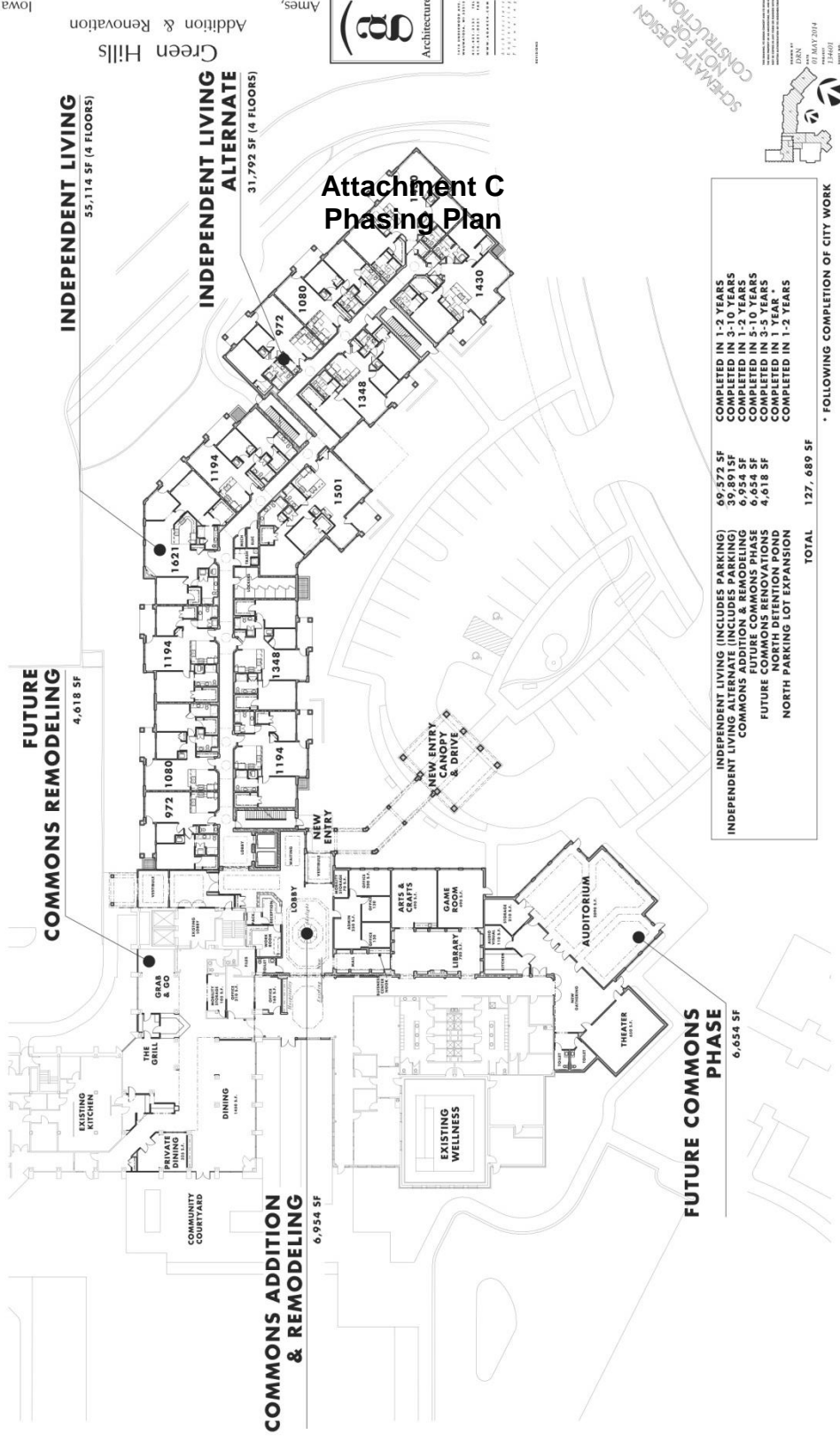
Please feel free to contact me at 515.296.5001 or [copple@greenhillsrc.com](mailto:copple@greenhillsrc.com).

Respectfully submitted,

A handwritten signature in blue ink that reads 'Rod Copple'.

Rod Copple

2200 Hamilton Drive, Suite 100 | Ames, Iowa 50014  
(515) 296-5000  
[www.GreenHillsRC.com](http://www.GreenHillsRC.com)



**INDEPENDENT LIVING**  
55,114 SF (4 FLOORS)

**INDEPENDENT LIVING ALTERNATE**  
31,792 SF (4 FLOORS)

**FUTURE COMMONS REMODELING**  
4,618 SF

**COMMONS ADDITION & REMODELING**  
6,954 SF

**FUTURE COMMONS PHASE**  
6,654 SF

**Attachment C Phasing Plan**

INDEPENDENT LIVING (INCLUDES PARKING)	69,572 SF
INDEPENDENT LIVING ALTERNATE (INCLUDES PARKING)	36,891 SF
COMMONS ADDITION & REMODELING	6,954 SF
FUTURE COMMONS REMODELING	4,618 SF
FUTURE COMMONS RENOVATIONS	4,618 SF
NORTH DETENTION POND	
NORTH PARKING LOT EXPANSION	
<b>TOTAL</b>	<b>127,689 SF</b>

- COMPLETED IN 1-2 YEARS
- COMPLETED IN 3-10 YEARS
- COMPLETED IN 1-2 YEARS
- COMPLETED IN 3-5 YEARS
- COMPLETED IN 1 YEAR \*
- COMPLETED IN 1-2 YEARS

\* FOLLOWING COMPLETION OF CITY WORK

1/16" OVERALL FIRST FLOOR PLAN A201



**SCHEMATIC DESIGN**  
CONSULTING FOR CONSTRUCTION

