

ITEM #: 52
DATE: 04-26-16

COUNCIL ACTION FORM

**SUBJECT: PRELIMINARY PLAT FOR DOTSON DRIVE SUBDIVISION
(601 AND 705 DOTSON DRIVE AND 4112 COCHRANE PARKWAY)**

BACKGROUND:

Hunziker Christy Shirk Builders, Inc. is requesting approval of a Preliminary Plat for the development of a single-family residential subdivision known as Dotson Drive Subdivision. **Currently there are three existing lots that make up the area of the proposed Preliminary Plat.** Two of the properties (Lots 2 & 3 of Ames Middle School 2003, Plat 3) are located along the west side of Dotson Drive and were previously owned by the Ames Community School District. The third property is Outlot T of Southfork Subdivision, previously owned by Pinnacle Properties, and is located along the south side of College Creek. The property encompasses an existing Conservation Easement from Southfork Subdivision. The three properties total 8.49 acres for Dotson Drive Subdivision. (See *Attachment A – Location and Zoning Map*). The City approved a rezoning request from Government/Airport (S-GA) to Suburban Residential Low Density (FS-RL) with a Master Plan on October 27, 2015 for all three properties (See *Attachment B – Master Plan*).

The proposed Preliminary Plat (See *Attachment C*) includes 15 lots for single-family detached homes and three additional outlots for open space. Seven of the lots along the north portion of the site will have access onto Dotson Drive while the remaining eight lots will be accessed from a newly developed public loop street, Dotson Place. There is a broad size range in the single family lot areas from .2 acres to 1.27 acres in size. All lots meet minimum size requirements and frontage requirements for the FS-RL zoning district. Additionally, there will be a path connection from Dotson Drive to Cochrane Parkway along Lot 2.

Three outlots in the proposed subdivision total 1.12 acres. Outlots A and B, which include 1.02 acres, will function as open space, utility easement areas and part of the storm water system. On the Final Plat, Outlots A and B will include public utility, storm water detention, and surface water flowage easements over each entire outlot. Outlot C is a parcel of land included in this development from the previously platted Southfork Subdivision and is part of the existing Conservation Easement Area.

The rezoning of the site in October 2015, included a Master Plan (See *Attachment B - Master Plan*) defining the general arrangement of uses and conditions for development of the site. The Preliminary Plat must be found to conform to the Master Plan land use descriptions.

Staff finds that the Preliminary Plat is consistent with the approved Master Plan

proposed layout, number of proposed units, and unit types. Due to the arrangement of outlots and conservation areas within the proposed subdivision, the project meets the minimum density requirement at 3.75 units per acre and provides for 10% of the site as required open space.

Planning and Zoning Commission Recommendation. On April 6, 2016 the Commission considered the Preliminary Plat for Dotson Drive Subdivision. No one from the public spoke at the hearing. The Commission recommended approval of the Preliminary Plat by a vote of 7 to 0.

ALTERNATIVES:

1. The City Council can approve the preliminary plat for Dotson Drive Subdivision.
2. The City Council can deny the preliminary plat for Dotson Drive Subdivision
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed project has achieved the lot development requirements of the Ames Subdivision and Zoning regulations and conforms to the approved Master Plan for the proposed development.

It should be noted that this project exists in a portion of the west Ames Sanitary Sewer service area described in Sanitary Sewer System Capacity Update (Agenda Item #37) that will require a capital improvement project to correct a capacity issue in the sanitary sewer system. Subject to the City Council deciding on April 26th to initiate a capital improvement project to deal with the capacity deficiency in the 2016 construction season, the proposed preliminary plat can be approved at this time. If such direction is given to the staff on April 26th, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 and approve the preliminary plat for Dotson Drive Subdivision.

ADDENDUM

Project Description. The Preliminary Plat of “Dotson Drive Subdivision” includes 15 lots for development, Lot A for Dotson Place (public street right-of-way to be dedicated to the City) and, three outlots (Outlots A, B, and C). Outlot A (0.6 acres) is to be used as public open space and includes some storm water features. Outlot A also includes the College Creek bridge connection under Dotson Drive and the existing connection point for the crossing of the shared use path over Dotson Drive. Outlot B (0.42 acres) is indicated as a public utility easement and storm water features and Outlot C (0.1 acres) is part of the existing conservation easement from Southfork Subdivision and is shown as open space on the Preliminary Plat. (See Attachment C - Preliminary Plat)

The main access for the development is Dotson Drive. The proposed Plat includes the construction of Dotson Place as a public loop road for frontage and access to 8 of the proposed single family lots along the southern boundary of the development area. The remaining 7 lots on the north end of the development will gain frontage and driveway access from Dotson Drive.

The total development area of 3.99 acres will have single family home lots that range in size from 0.2 acres to 1.27 acres. All lots proposed are indicated to meet the number and general location based on the approved Master Plan and the minimum lot area and frontage requirements of the Zoning Code for the FS-RL zoning district.

Density calculations have been based on net area consistent with the allowance for the FS-RL zone, by subtracting out of the gross lot area the total area to be held as outlots, conservation easements, and land in the subdivision that will be dedicated to the city as public street right-of-way for Dotson Place, and area of the shared use path easement (shown on Lot 2). With a total net area of 3.99 acres the net density of 15 proposed single family homes is 3.76 dwelling units per net acre. This just meets the minimum required net density of 3.75 dwelling units per net acre of the FS-RL Zone.

Public Improvements. The proposed development lots will be accessed off of Dotson Drive. The north portion of the site will include single-family lots fronting on Dotson Drive with private driveways. The southern portion of the site will include a new loop street, Dotson Place, to allow driveways to lots 8-15. Dotson Drive is a residential collector street with an expected moderate level of vehicle traffic and it is beneficial to traffic operations to limit driveways. The loop road will help to eliminate some curb cuts onto existing Dotson Drive. Staff has considered the sight visibility issues for the slope and curvature of Dotson Drive and has agreed upon location of the 7 individual lots as an appropriate concept for the subdivision. The open area created by the loop street will be part of retained under the control of the homeowners association and will not become a city responsibility for maintenance.

New sewer and water connections were installed with the extension of Dotson Drive and required as part of the Minor Final plat for Ames Middle School Plat 3. The subject site is within the west Ames sanitary sewer service area. Provided that Council moves

forward with the planned sanitary sewer capacity improvements for the main trunk line in Lincoln Way, this project can be approved. Final details on the timing of the Lincoln Way improvements can be reviewed at the time of final plat review that would allow for individual home construction.

Sidewalks, Pedestrian Trails and Street Trees. A street tree planting plan has been submitted that includes street trees planted along the west perimeter of Dotson Drive, and along the south perimeter of the new loop road Dotson Place. Chapter 23 of the Municipal Code, would typically require street trees for residential subdivisions along both sides of the street at a spacing of 30-50 feet on center to allow for the growth of the tree canopy, however, adjusted spacing is permitted by the code for obstructions in the right of way including driveway locations, underground utilities, and the location of street lights. With the configuration of Dotson Place and the location of the public sidewalk, water main, and future driveways, minimal space would be available to locate streets trees on the north side of Dotson Place. Therefore, staff feels it is acceptable for the streets trees in this situation to be located within the right-of-way along the south side of the street abutting Outlot B.

Open Space and Pedestrian Connections. Open Space areas are proposed by the applicant for the subdivision with the creation of the three outlots for a total of 1.12 acres of open space proposed for the development. The FS zoning requires that 10% of the gross development area be designated as common open space which is intended for usable outdoor area for the residents of the development. With access to the shared use path and sidewalks along Dotson Drive staff would consider Outlots A and B as usable open space for the development for a total of 1.02 acres or 12% of the gross area of the development which meets the minimum requirement. Outlot C, however, is not accessible to the residents of the proposed development and therefore staff would not consider it as open space to meet the requirement of the code.

Residential sidewalks are planned for construction for the development along the west side of Dotson Drive and along the north side of the new Dotson Place. Existing sidewalks and shared use path connections have already been installed along the east side of Dotson Drive and in some areas along the west side of Dotson Drive which were included in the public improvement required for Ames Middle School 2003, Plat 3 which was completed by the Ames Community School District.

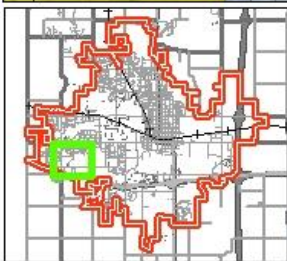
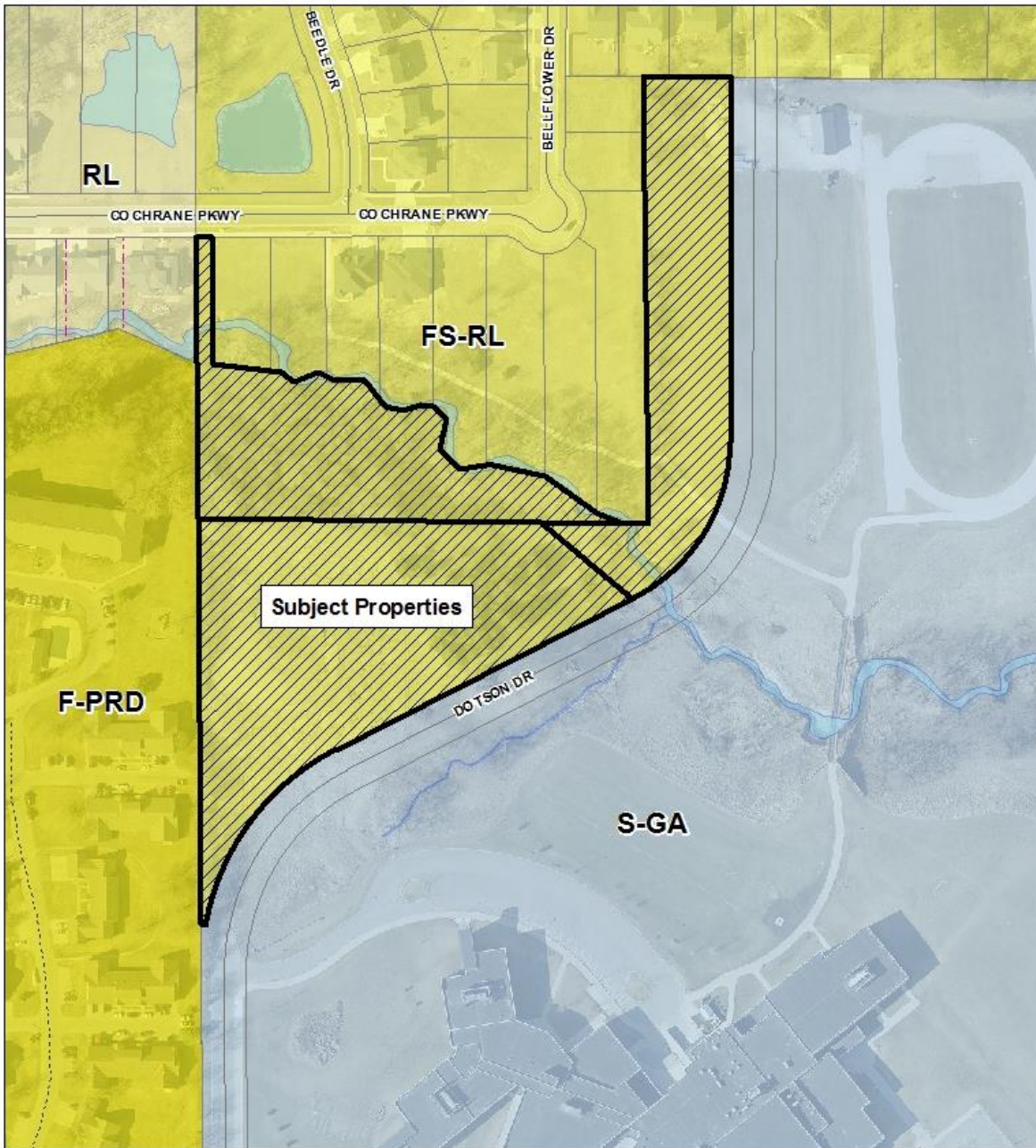
A shared use path connection already exists within Outlot A of the proposed subdivision; however, the developer will be responsible for the connection of a second shared use path shown on the south side of Lot 2 for connection to Southfork Subdivision to the west. The construction of the shared use path shown along the south side lot 2 will be considered a public improvement at the time of final plat to be installed with all other public improvements of the subdivision.

Storm Water Management. The Public Works Department has reviewed the submitted Storm Water Management Plan for this subdivision and has determined that the development will require a partial waiver of the requirements of the adopted Post

Construction Storm Water Ordinance. Staff is working with the applicant to determine compliance with the ordinance. The applicant has requested a waiver of certain standards to take into account the conditions of the site. If the Municipal Engineer does not find that a waiver can be approved, it would affect the platting of the northern lots with direct access to Dotson Drive and there could be a need for an amendment to the plat at the time of final plat.

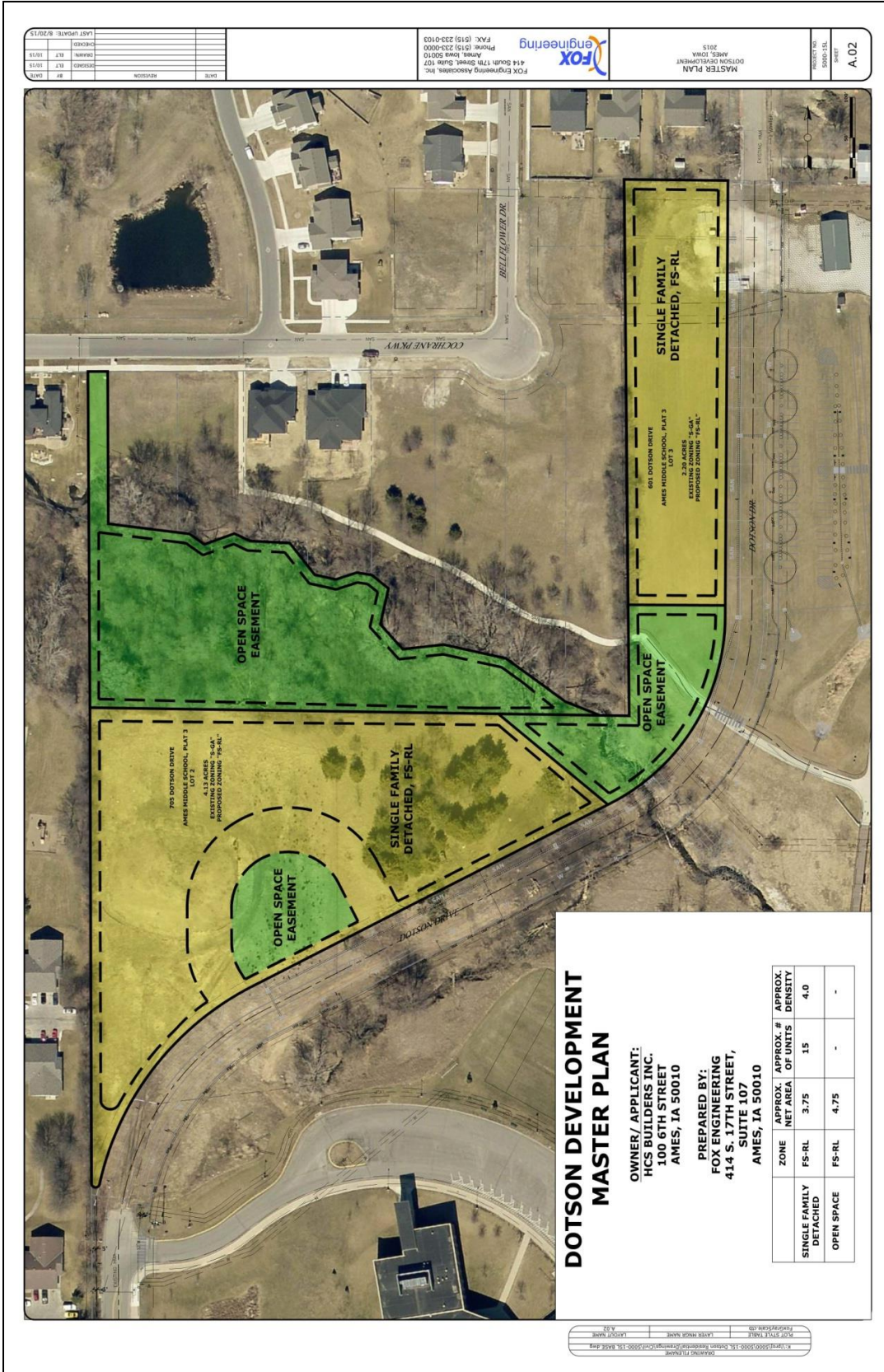
Applicable Law. Laws pertinent to the proposal are described on Attachment D. Pertinent for the City Council are Sections 23.302(5) and 23.302(6).

Attachment A: Location and Zoning Map



**Location and Zoning Map
601 and 705 Dotson Drive
and 4112 Cochrane Parkway**

Attachment B: Master Plan



DOTSON DEVELOPMENT MASTER PLAN

OWNER/ APPLICANT:
HCS BUILDERS INC.
100 6TH STREET
AMES, IA 50010

PREPARED BY:
FOX ENGINEERING
414 S. 17TH STREET,
SUITE 107
AMES, IA 50010

	ZONE	APPROX. NET AREA	APPROX. # OF UNITS	APPROX. DENSITY
SINGLE FAMILY DETACHED	FS-RL	3.75	15	4.0
OPEN SPACE	FS-RL	4.75	-	-

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FOX Engineering
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
Fax: (515) 233-0103

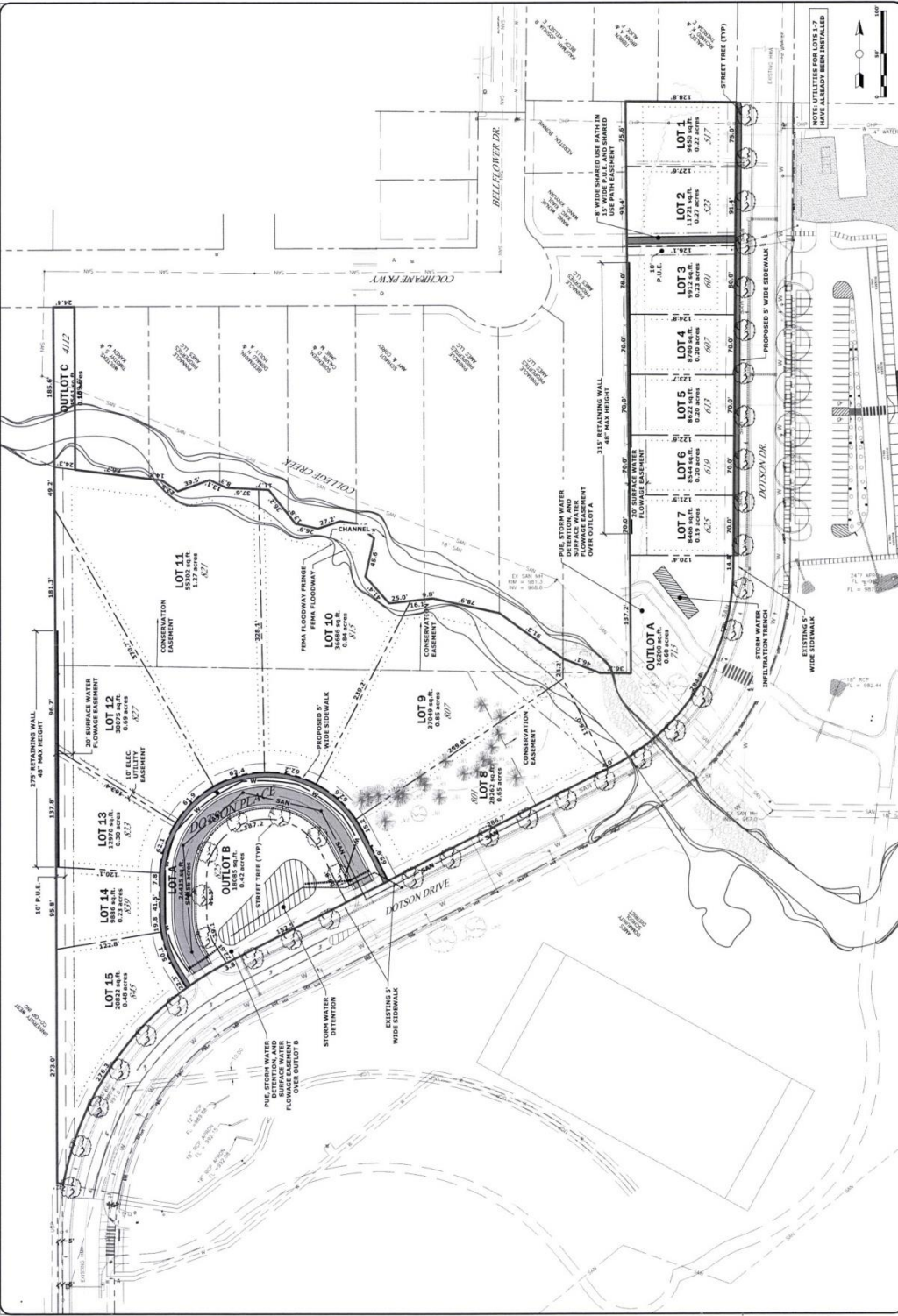
MASTER PLAN
DOTSON DEVELOPMENT
AMES, IOWA
2015

PROJECT NO.
5000-15L
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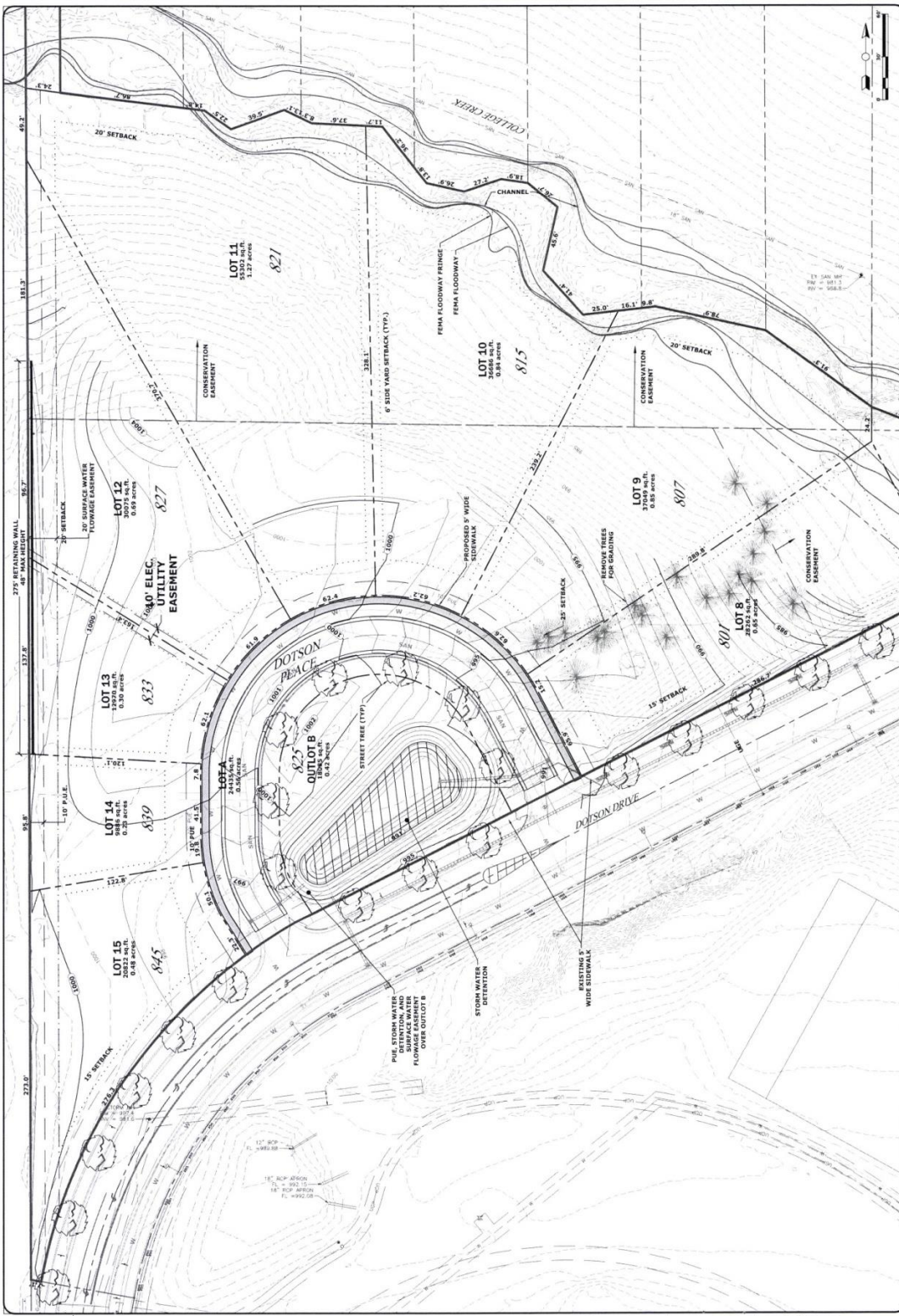
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PLOTTER: HP DesignJet T1100e
SCALE: 1"=40'

Attachment C: Preliminary Plat

PROJECT NO. 9 3 OF 6		<p>PROJECT OVERVIEW</p> <p>DODSON DRIVE DEVELOPMENT</p> <p>AMES, IOWA</p>	<p>FOX Engineering</p> <p>414 South 17th Street, Suite 107</p> <p>AMES, IOWA 50010</p> <p>Phone: (515) 233-0000</p> <p>Fax: (515) 233-0103</p>
DATE	REVISION		
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Drawing Title: _____
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 Date: _____
 Project No: _____
 Revision: _____



PROJECT NAME:	DOTSON DRIVE DEVELOPMENT
SUBJECT:	GRADING PLAN (LOTS 8-15)
DATE:	2/23/15

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FOX Engineering
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 Fax: (515) 233-0193

DOTIOM DRIVE DEVELOPMENT
 AMES, IOWA
 GRADING PLAN (LOTS 1-7)

PROJECT NO.
 SHEET NO.
 5 OF 6



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LAST UPDATE	2/25/15

Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (6) *City Council Action on Preliminary Plat:*
 - a. *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
 - b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards.