

ITEM #: 43
DATE: 06-14-16

COUNCIL ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR VILLAGE PARK SUBDIVISION**

BACKGROUND:

The property owner/developer, Hunziker Development Company LLC, is requesting approval of a preliminary plat that includes five existing parcels of land and creates a total of twelve lots on approximately 20 acres, located at 3535 S. 530th Avenue (to be renamed as University Boulevard). The proposed Village Park Subdivision is located west of the ISU Research Park and south of the Wessex apartment development. (See *Attachment A: Location Map*) The developer is seeking preliminary plat approval to develop the site with medium-density apartments along the west and north boundaries of the site and high-density apartments in the central, and south central portions of the site.

Rezoning of the site was approved by the City Council on May 24, 2016. The rezoning included approval of a Zoning Agreement for adoption of the Master Plan for Village Park Subdivision (See *Attachment C: Master Plan*). A total of 13.36 acres of the subdivision, along the perimeter of the site, is zoned as Suburban Residential Medium Density (FS-RM), and includes proposed lots 1 through 11. The interior of the site extending to the south property line of the subdivision, including 6.48 acres, is zoned as Residential High Density (RH), and includes proposed Lot 12. (See *Attachment B: Zoning Map; and, Attachment C: Master Plan*) It is anticipated that the number of units constructed in the FS-RM portion of the development will be within a range of a minimum of 100 units and a maximum of 120 units. A combination of two-story 8-unit buildings and two- and three-story 12-unit buildings are planned. The RH portion of the development is projected to include a range of 135 to 155 units, in three-story buildings. Although not shown on the Master Plan, the developer has indicated that a variety of bedroom configurations will be provided with an emphasis on smaller units of 1 and 2 bedrooms. A note on the Master Plan states that: "Buildings in RH will be limited to 3 stories and 36 units per building."

Approval of the construction of apartment units in the FS-RM zoned lots will require City Council approval of a Major Site Development Plan with a public hearing. Approval of apartment units on the RH zoned lot requires approval by City staff only.

The proposed subdivision layout includes twelve lots for multi-family development in the FS-RM and RH zones. There are four outlots in the proposed subdivision to serve as locations for open space, shared use paths, public utility easements, stormwater detention and surface water flowage. The developer is responsible for the construction of all public improvements associated with the subdivision, including the construction of the trail located within the eastern outlot.

The design of the project includes two public streets that are both extended to limits of the property for future connection and extension beyond the site. **The applicant requests a waiver to maximum development levels when there is a single point of access to allow for full development of the site prior to the completion of future street connections.**

Planning and Zoning Commission Recommendation. On June 1, 2016, the Commission considered the Preliminary Plat for Village Park Subdivision. The Commission reviewed the overall design and the issue of vehicle limit with one point of access, described in this report. Justin Dodge, representing the Developer for the project, explained that the preliminary plat matches what was reviewed during the rezoning process. He noted a concern of one of the neighboring property owners who wishes to see a shared use path located on the west side of a pond on the east side of the subdivision. Mr. Dodge stated that the Developer's public improvement plans have already been drawn with the shared use path to the west of the pond in Outlot D and that is its planned location.

Dan Fuchs, 3581 S. 530th Avenue, expressed concern about the shared use path location and his desire for a binding agreement about its location. He also noted that work with the developer to create a 25-foot tree buffer along the former railroad right-of-way that Mr. Fuchs wishes to protect against future action by another property owner, or home owner's association. Mr. Dodge indicated the plan is to retain the 25-foot wide tree buffer.

ALTERNATIVES:

1. The City Council can approve the Preliminary Plat for Village Park Subdivision at 3535 S. 530th Avenue, with the following conditions:
 - A. That a waiver be granted for the 750 vehicle limit for one point of access, as required by Section 23.403(9)(c) of the *Municipal Code*; and,
 - B. That the Final Plat of the first phase of Village Park Subdivision include construction of or financial security for the installation of the shared use path located within Outlot D, located generally west of the planned stormwater detention facility, prior to approval of the initial final plat.
2. The City Council can approve the Preliminary Plat for Village Park Subdivision at 3535 S. 530th Avenue, with modified conditions.
3. The City Council can deny the Preliminary Plat for Village Park Subdivision at 3535 S. 530th Avenue, by finding that the preliminary plat does not meet the requirements of Section 23.302(6)(a) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(6)(b) of the Ames Municipal Code. Code sections are found in *Attachment K – Applicable Subdivision Law*.

4. The City Council can defer action on this request to no later than July 14, 2016 and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

At the time of the LUPP amendment, rezoning, and master plan approval, staff focused on the discussion of housing variety, building types, and transitions to adjacent properties during the evaluation of the site. Staff believes the proposed subdivision layout has met the interest of establishing the housing types that are intended for the development on the site, the desired transportation connections, and planned open spaces and transitions. Staff has discussed with the applicant the FS-RM requirements for each of the individual lots and both staff and the developer believe the size of lots along the west property line are adequate to meet landscaping, parking, and building needs of each site, with shared access to the lots.

Staff believes that the proposed subdivision is consistent with the minimum required subdivision standards, provided the waiver described in this addendum to this report is granted by the City Council. **Staff supports granting of the waiver in this situation based on applicant’s ability to provide for a second emergency access route and the adequacy of the street system to support the level of development envisioned on the site.**

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 approving the Preliminary Plat for Village Park Subdivision at 3535 S. 530th Avenue, with a condition that a waiver be granted for the 750 vehicle limit, as required by Section 23.403(9)(c) of the Municipal Code and a condition that the shared use plan is constructed in association with the first final plat.

ADDENDUM

Project Description. The proposed Preliminary Plat (*See Attachment G - Proposed Lot Layout*) includes 12 lots for multi-family structures, and four outlots to serve as locations for open space, shared use paths, storm water detention, surface water flowage, and shared use paths. All lots meet minimum size requirements, and frontage requirements for the FS-RL and RH zoning districts, as applicable. Lots 1 through 11, planned for 8- and 12-unit structures in the FS-RL zone, range in size from 20,076 square feet to 40,811 square feet. Lot 12, in the RH zone, includes 240,568 square feet of lot area to accommodate 36-unit apartment buildings.

Outlot A is located at the east entrance to the subdivision from S. 530th Avenue (future University Boulevard) and will be the location for a shared use path, as well as a storm water detention and surface water flowage easement. Outlot B is located in the northwest corner of the subdivision and have a shared use path easement over the entire outlot, to connect Cottonwood Road in the subdivision with a shared use path yet to be constructed in the City-owned Christofferson Park. Outlot C is located between Aurora Avenue and the west property line of the subdivision, and will serve as the location of a sidewalk easement, public utility, stormwater detention and surface water flowage easements. Outlot D is located along the east boundary of the subdivision, south of Cottonwood Road, and will serve as the location for a shared use path, as well as storm water detention, surface water flowage and public utility easements.

Density/Open Space. Density calculations cannot be calculated, at this time, for either the FS-RM, nor the RH portions of the proposed multi-family subdivision, since no site plans have been submitted for development of any of the lots in this proposed subdivision. The FS-RM zone requires a minimum density of 10 dwelling units per net acre. The RH zone has a range of density from at least 11.2 dwelling units per net acre, but no more than 38.56 dwelling units per net acre. A minimum of 10 percent of the gross area is required to be devoted to common open space in the FS-RM zone. A total of 3.95 acres of land is included in the four proposed outlots, combined. This represents 19.9 percent of the total land area, 19.83 acres, in the proposed subdivision. The developer has had preliminary conversations with staff about development of each lot and how to comply with zoning requirements.

Access. The Master Plan includes three access points to the site. An extension of Cottonwood Road from the west, University Boulevard to the east through a roundabout constructed in 2015, adjacent to the ISU Research Park, and from the south from a new public street. No permanent access is planned to the existing Wessex apartment development to the north; however, the plan does include providing for an emergency vehicle access route through Wessex to benefit the development of this site. This access will remain until such time as Cottonwood Road connects through the land west of this subdivision to the existing terminus of the road in Sunset Subdivision.

The street right-of-ways will be 66 feet wide, with a paving width of 31 feet. On-street vehicular parking will be prohibited along the north side of Cottonwood Road, and along the west side of Aurora Avenue.

Shared access easements are provided along selected lot lines separating properties along Cottonwood Road and Aurora Avenue to limit the number of driveways accessing these streets and to allow for more efficient development of each lot.

A shared use path will follow the north side of Cottonwood Road as an extension of the trail system to be constructed in the Iowa State University Research Park, then south through the FS-RM open space continuing to the south boundary of the site. This location for the shared use path will allow for the path to be located adjacent to the RH apartments and away from the eastern property line along the former railroad right-of-way adjacent to a property owner to the east. Final trail designs would be part of the Major Site Development Plan and Minor Site Development Plan reviews. Future extension of the trail south of Ames is planned to connect with the High Trestle Trail, a regional bike trail system. A trail connection to Christofferson Park, north of the subject property at 2130 Oakwood Road, is also planned. Sidewalks will be located along both sides of Cottonwood Road and Aurora Avenue, as part of this residential subdivision. Sidewalk easements through Outlot C, and Lot 12, will provide a means of pedestrian access to the shared use path from properties in this subdivision, and eventually from properties to the west of Village Park, as that land is developed.

Waiver for Access-Section 23.403(9)(c) of the Subdivision Ordinance in the *Municipal Code* states that “Any subdivision shall have no less than two means of access whenever the length of any street in the subdivision exceeds 1,320 feet, or the average daily traffic is expected to exceed 750 vehicles.” The granting of a waiver by the City Council for the 750 vehicle limit will be necessary to approve the proposed preliminary plat. Staff is supportive of granting a waiver by the City Council, to this subdivision requirement, since the volume of traffic from this subdivision will be mitigated through a variety of means.

One measure by the developer to address this concern is to provide a temporary emergency access, 25 feet in width, through the Wessex apartment development to the north. Secondly, the City Traffic Engineer has determined that University Boulevard, which is the arterial street that provides access to this subdivision through a roundabout at the intersection S. 530th Avenue (to be renamed to University Boulevard) is designed to accommodate the volume of traffic anticipated from this development. Thirdly, that Cottonwood Road is planned for extension through the land west of the proposed development, at such time that the land is annexed into the City and platted for residential development. At that time, the Cottonwood Road extension will connect to where it presently terminates at the east boundary of the Suncrest Subdivision.

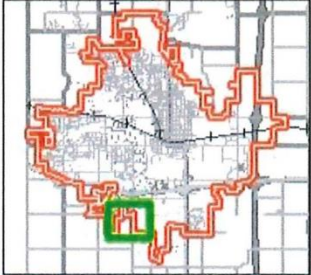
Infrastructure. Paving of University Boulevard street extension, and the installation of water and sanitary sewer mains, to serve the proposed subdivision, are in place. Water main will be extended into the site from University Boulevard; whereas, sanitary sewer service will be provided by means of an extension northwest of the site.

Transit. CyRide currently circulates a route to the south terminus of Wessex Drive located approximately 1,000 feet to the north of the residential development area of the site. CyRide does not plan to continue the route further south at this time.

Street Tree Plan. The Street Tree Plan (*See Attachment J - Street Tree Plan*) shows trees planned along both sides of the street right-of-ways for Cottonwood Road and Aurora Avenue, spaced at approximately 50 feet on-center, and accommodating for driveway accesses to the streets. A variety of overstory and understory tree species are planned, as listed on *Attachment E – Typical Section and General Notes*.

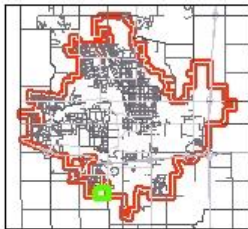
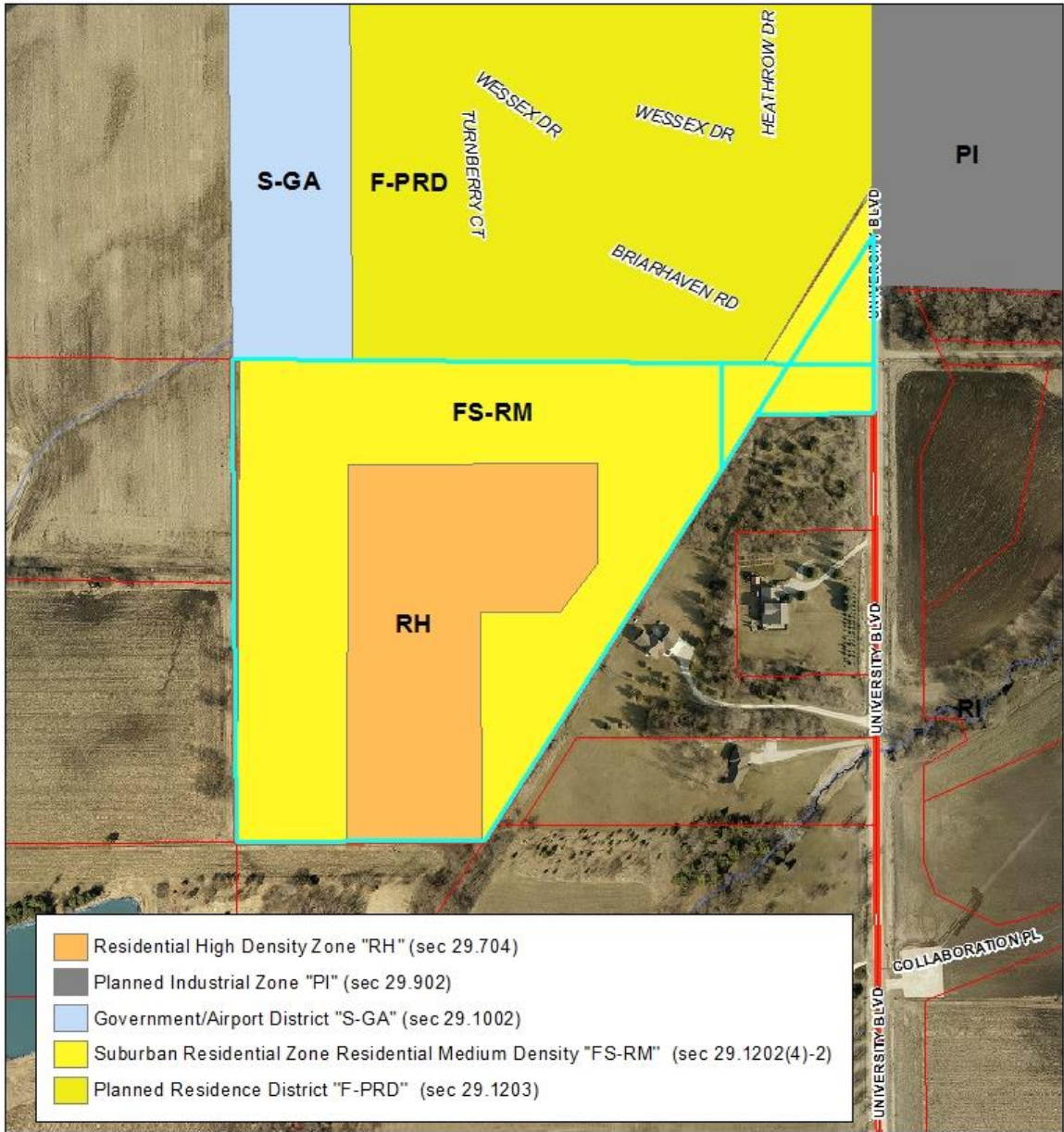
Applicable Law. Laws pertinent to the proposal are described on Attachment I. Pertinent for the City Council are Sections 23.302(5) and 23.302(6). Requirements for Ames Conservation Subdivision standards are in Division VI of Chapter 23 Subdivision Standards of the Municipal Code. Zoning standards for Suburban Residential development are contained in Article 12 of Chapter 29 of the Municipal Code.

Attachment A: Location Map

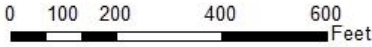


**Location Map
3535 S. 530th Avenue**

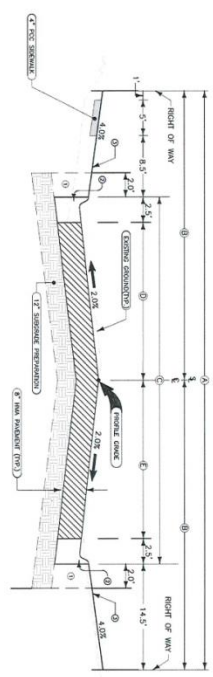
Attachment B: Zoning Map



**Existing Zoning Map
3535 S. 530th Avenue**



Attachment E: Typical Section & General Notes



ROAD ID	LOCATION	A	B	C	D	E	REMARKS
COTTONWOOD RD	112+00 - 112+40.7	65'	33'	31'	13.5'	11.5'	
COTTONWOOD RD	112+40.7 - 113+44.7	VARIABLES	VARIABLES	31'	13.5'	13.5'	
COTTONWOOD RD	113+44.7 - 114+60	VARIABLES	VARIABLES	VARIABLES	VARIABLES	VARIABLES	
AURORA AVE	201+00 - 208+77	65'	33'	31'	13.5'	11.5'	ROUNDABOUT

TYPICAL CROSS SECTION
HMA PAVING

- § Alignment Survey Line
- Ⓔ Roadway Center Line
- ① Excavate and backfill 2.0', 6" min. Topsoil Placement
- ② 30" Curb and Gutter, Standard 6" Curb
- ③ Slope Vertice, 6" min. Topsoil Placement

STREET TREE NOTES

1. Trees shall be planted within the right-of-way of all streets proposed within the subdivision.
2. Trees shall be planted in accordance with the requirements of Section 23.402 of the Subdivision Ordinance.
3. Trees planted in the public right of way shall be of the species shown on the accompanying Streets Tree Table.
4. Trees planted in the parking strip shall be of the species shown on the accompanying Streets Tree Table.
5. Spacing Between Trees - No trees shall be planted closer than the distance of their full spread from the next tree in the parking. Minimum spacing will be measured from center to center of each street tree.
6. Placement in Parking Strip - No tree shall be planted nearer than 2-1/2 feet to the curb and sidewalk line and centered in parking, 8 feet and less in width. Planting in parking of 8 feet in width and over shall be planted 4 feet from the edge of the sidewalk.
7. Intersections (Corner Lots) - No tree shall be planted closer than 30 feet from the corner at intersections and must be at least 20 feet back of the property corner.
8. Driveways
 - (a) Residential - No trees shall be planted closer than 10 feet from a driveway.
 - (b) Commercial - To be judged on case-by-case basis.
9. Minimum Spacing from Light Standard or Transoms Pole - No tree shall be planted closer to a standard or pole than the width of its spread. The distances will be measured from the center of the street tree to the center of the standard or pole.
10. Area Requirements Per Tree - At least 9 square feet of ground shall be established for each tree and no impervious material shall be placed nearer than 30 inches to the trunk of the tree.
11. No more than 10% of any one species of street tree shall be planted within the public right-of-way of the development.

STREET TREE TABLE

Species may be selected from:	Cottonwood Road	Aurora Avenue
American Hophornbeam	X	X
Hackberry	X	X
Red Oak	X	X
Skyline Honeylocust	X	X
American Linden	X	X
Eastern Redbud	X	X
American Elm	X	X
London Planetree	X	X
Kentucky Coffee	X	X
Sweet Gum	X	X

OPEN SPACE CALCULATION
3.95 Acres / 12.35 Acres = 32.0%

PRELIMINARY PLAT DATA:

LEGAL DESCRIPTION
PARCEL C IN SECTION 16, T2N1, R24W1CD AND PARCELS B, G, M, AND N IN SECTION 21, T2N1, R24W1CD ALL IN THE CITY OF AMES, STORY COUNTY, IOWA

EDMINGS
Residential Medium Density (RM) - Lots 1-11
Residential High Density (RH) - Lot 12

UTILITIES
All utilities will be located within public utility easements shown, or within utility corridors provided for by the City's Use of Utility Rights-of-Way Users ordinance. All sanitary sewer mains will be 12" diameter. All water mains will be 12" diameter.

SIDEWALKS AND SHARED-USE PATHS
Sidewalks will be constructed along public streets, where shown.
12' wide shared-use path will be constructed, where shown.

STREETS
Streets will be 31' wide within 60' wide right-of-way.

ALL construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within public right-of-way.

PARKING RESTRICTIONS
Vehicle parking will be prohibited as follows:
Along the North side of Cottonwood Road
Along the West side of Aurora Ave

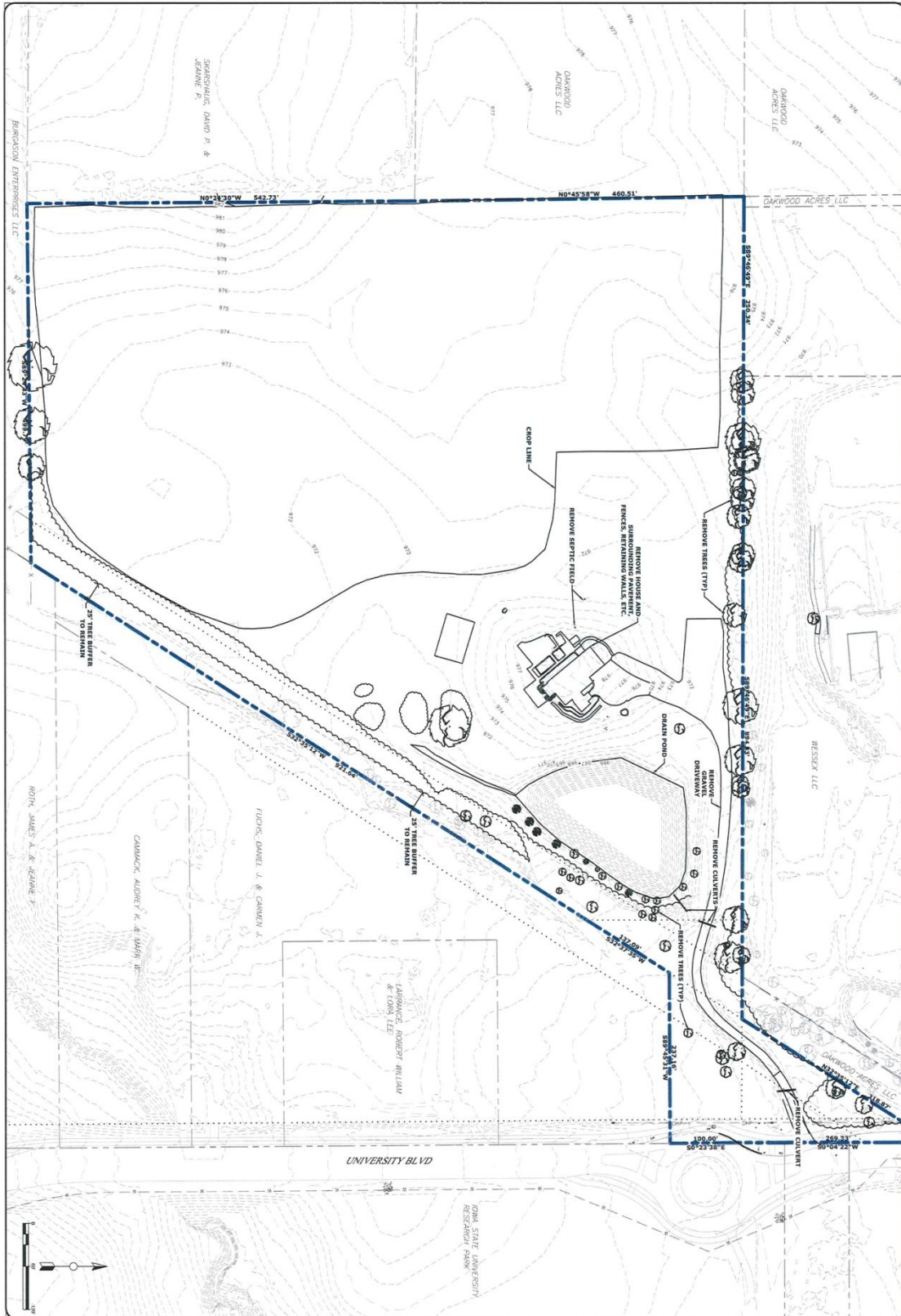
SEDIMENT AND EROSION CONTROL
This site will be covered by an Iowa Department of Natural Resources NPDES permit. A sedimentation plan will be required. NPDES and City of Ames codes and permits will be obtained before grading activities begin.

LOT AREAS	Lot	Area (s.f.)
1	1	29,907
2	2	33,798
3	3	33,021
4	4	32,229
5	5	40,811
6	6	23,494
7	7	20,401
8	8	20,233
9	9	20,155
10	10	20,076
11	11	21,893
12	12	240,568
OUTLOT A		26,512
OUTLOT B		3,439
OUTLOT C		17,376
OUTLOT D		124,571
STREET R.O.W.		154,377



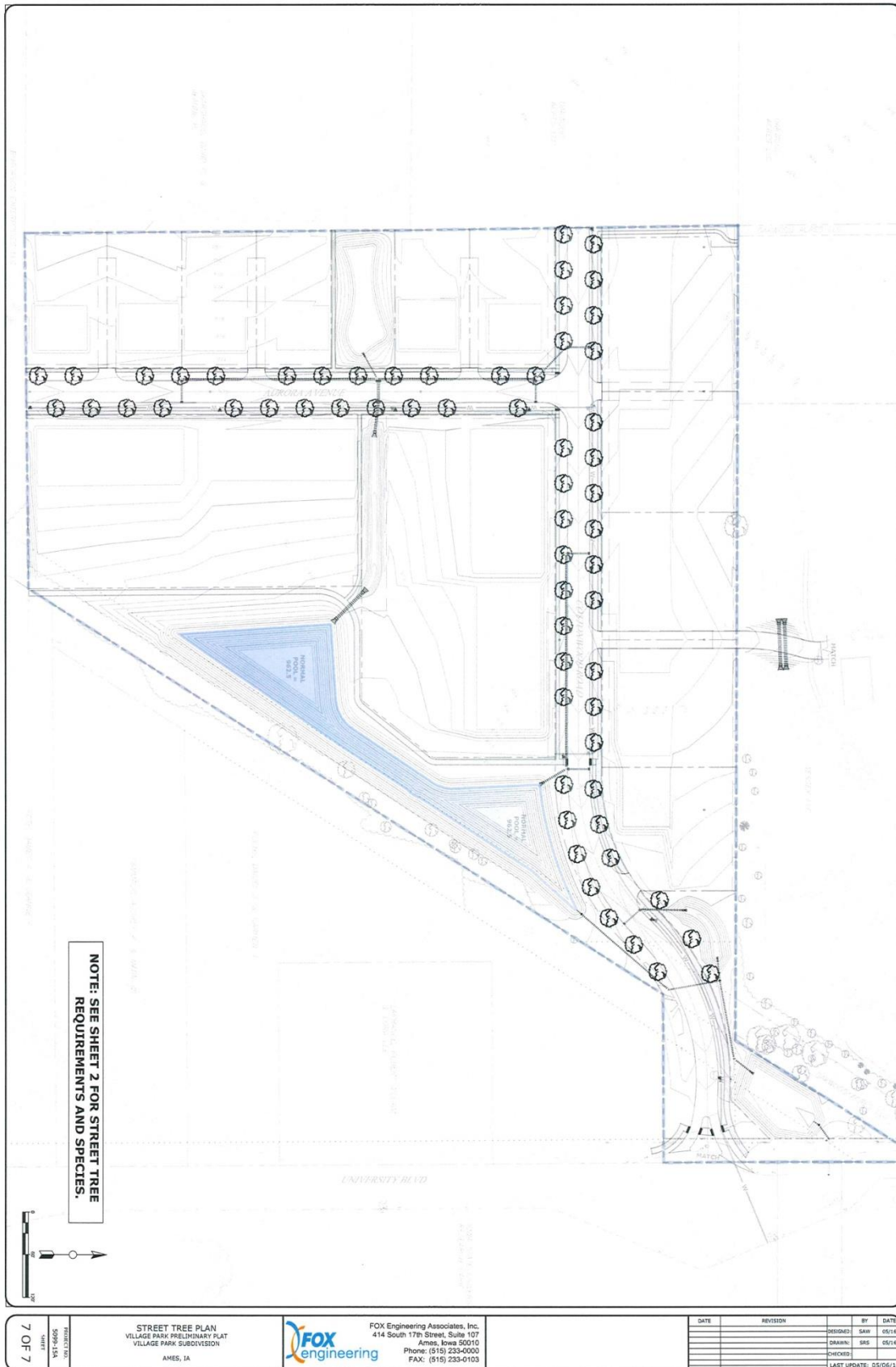
DATE	REVISION	BY	DATE
		DESIGNED: SAK	05/16
		DRAWN: SRS	05/16
		CHECKED:	
		LAST UPDATE:	05/06/17

Attachment F: Existing Conditions



3 OF 7	PROJECT TITLE 5099 LSA	<p>FOX Engineering Associates, Inc. 414 South 77th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0100</p>	DATE	REVISION	BY	DATE	
	DRAWN SRT		DESIGNED SAW	05/14	05/14		
	CHECKED						
			LAST UPDATE: 05/06/14				

Attachment J: Street Tree Plan



Attachment K: 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.