

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3505 AND 3515 LINCOLN WAY (WALNUT RIDGE)

BACKGROUND:

In September of 2015 the City Council approved a Major Site Development Plan to allow for the development of a commercial and residential mixed-use development on two parcels at 3505 and 3515 Lincoln Way. The subject site totals 2.23 acres and is located just west of the Franklin Avenue intersection. (See Attachment A Location and Existing Zoning Map.) **Due to some corrections needed on the architectural plans to address building code requirements for the interior stairways, the owners, Turn Key Investments, LLC and Chuck Winkleblack, are requesting approval of an amendment to the site plan to revise the buildings to include a small building addition (2' by 6'-6") for exiting of the building along the west facade of the west building and the east facade of the east building.** (See Attachment B.)

The overall project approved two, three-story buildings containing 10,912 square feet of commercial space and 18 dwelling units. The project has a single point of access from Lincoln Way and a second access point from a rear alley. The design incorporated commercial space at the front of the site perpendicular to Lincoln Way with outdoor seating and plaza areas. Parking is located between buildings and to the rear of the site. The architectural design is contemporary in its aesthetic with a prominent corner element, a flat roof, substantial amounts of commercial glazing at the ground level, asymmetric window patterns for the upper floors, use of brick and metal accents on exterior facades, and fiber cement siding and panel systems.

The proposed building additions on both buildings extend into areas already approved for paved patios and sidewalks, so revisions to the existing layout for sidewalks or circulation for the site is not necessary. No additional revisions from the previously approved site plan regarding layout or design have been requested. The proposed change does not materially impact the aesthetic of the project or the function of the site.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting of July 20, 2016, the Planning and Zoning Commission reviewed the proposed amendment to the approved major site plan for this mixed-use project. There were no comments for the Commission, applicant or the public. By a vote of 5-0, the Commission recommended that the City Council approve the amendment to the Major Site Development Plan for Walnut Ridge in accordance with the plan submitted in Attachment B.

ALTERNATIVES:

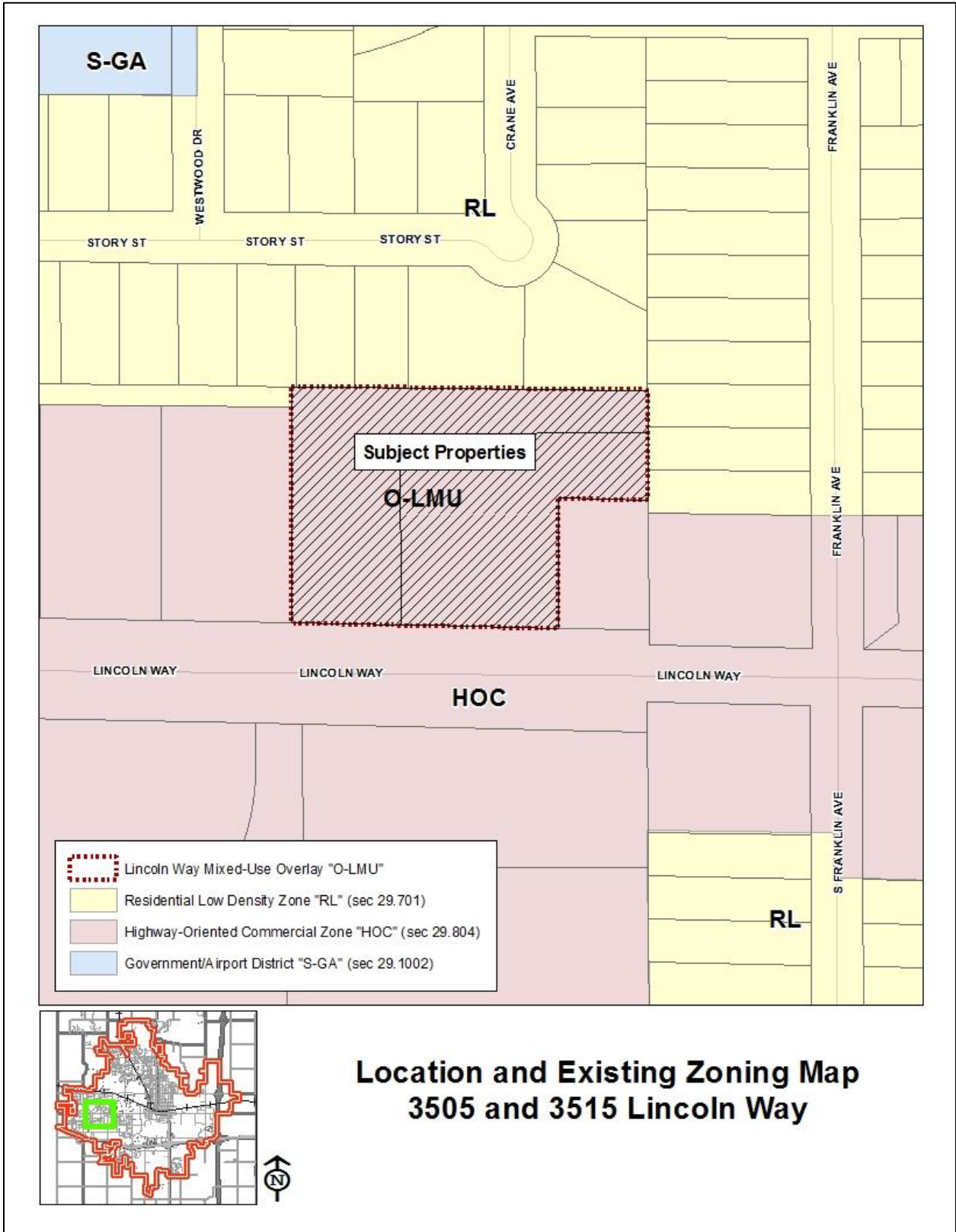
1. The City Council can approve the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way to allow for the proposed new building additions to meet code requirements for the two stairways.
2. The City Council can deny the request for the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way.
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:

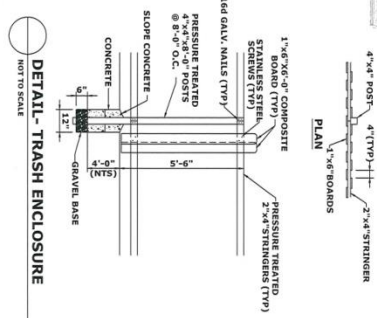
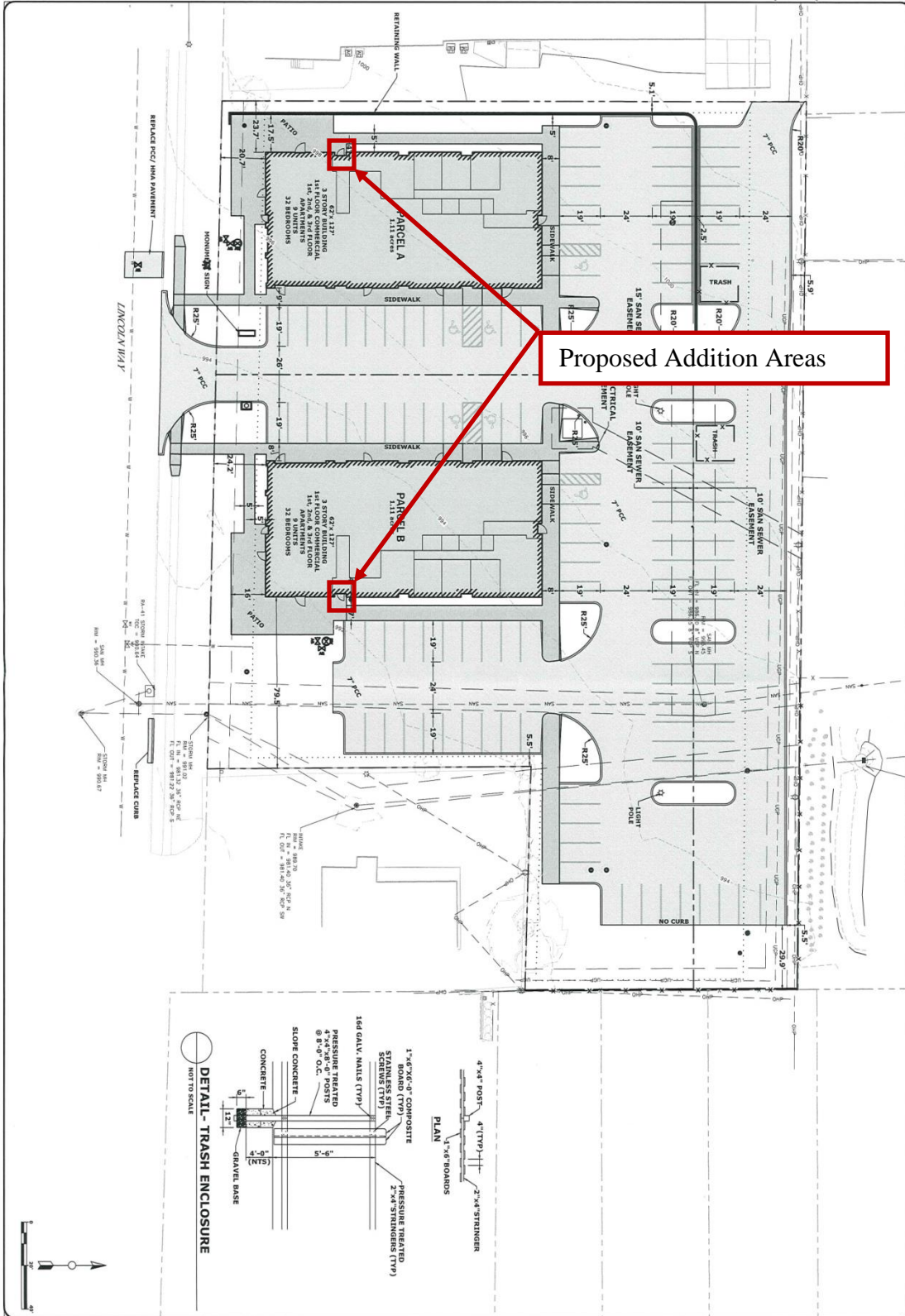
When City Council approved the Major Site Development Plan for development of the properties addressed as 3505 and 3515 Lincoln Way, it determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). The requested Major Site Development Plan amendment meets the applicable design standards and criteria of the Zoning Ordinance and is still in line with the original Major Site Development Plan and criteria.

Therefore, it is the City Manager's recommendation that the City Council adopt Alternative #1 as stated above.

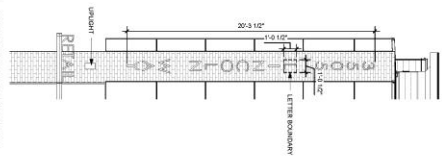
Attachment A Location and Existing Zoning Map



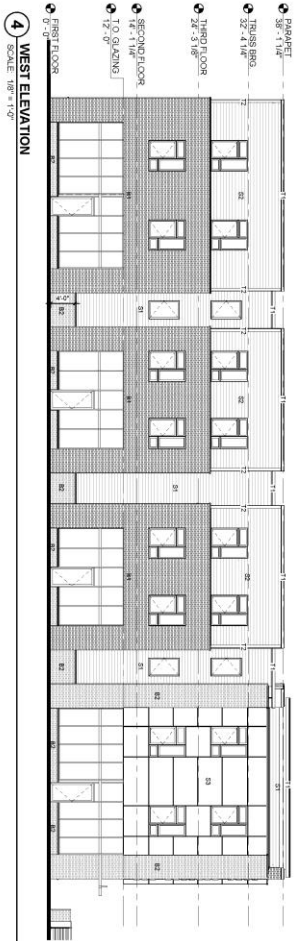
Attachment B Major Site Development Plan Amendment Documents



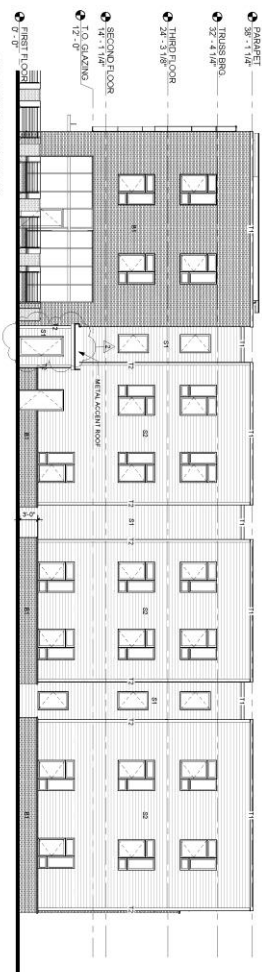
<p>PROJECT NO. 20110101 SHEET NO. 11A DATE 07/20/11 C2.0</p>	<p>SITE LAYOUT AND DIMENSIONING PLAN WALNUT RIDGE COMMERCIAL 3515 & 3505 LINCOLN WAY AMES, IA</p>		<p>FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>07/20/11</td> <td>AS PER DRC COMMENTS DATED 7/17/11</td> <td>SAW</td> <td>07/21</td> </tr> <tr> <td></td> <td></td> <td>DRAWN</td> <td>07/21</td> </tr> <tr> <td></td> <td></td> <td>CHECKED</td> <td></td> </tr> <tr> <td colspan="4" style="text-align: right;">LAST UPDATE: 07/20/11</td> </tr> </tbody> </table>	DATE	REVISION	BY	DATE	07/20/11	AS PER DRC COMMENTS DATED 7/17/11	SAW	07/21			DRAWN	07/21			CHECKED		LAST UPDATE: 07/20/11			
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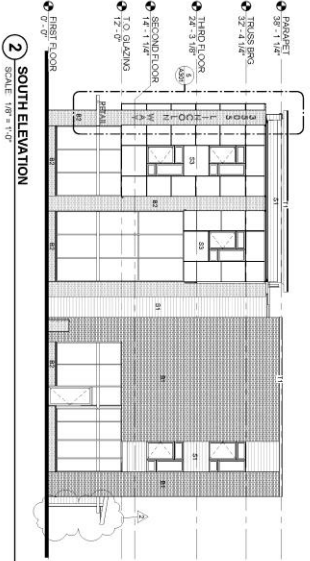
5 SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



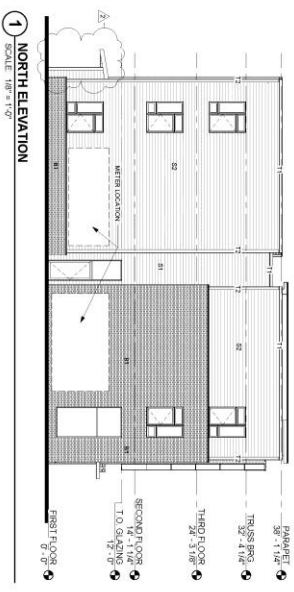
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL SCHEDULE

Item	Description
01	BRICK, COMMON BRICK
02	TRUSS BRG.
03	TRUSS BRG.
04	TRUSS BRG.
05	TRUSS BRG.
06	TRUSS BRG.
07	TRUSS BRG.
08	TRUSS BRG.
09	TRUSS BRG.
10	TRUSS BRG.
11	TRUSS BRG.
12	TRUSS BRG.

PROJECT:
Lincoln Way Mixed-Use
3505 Lincoln Way
Ames, IA

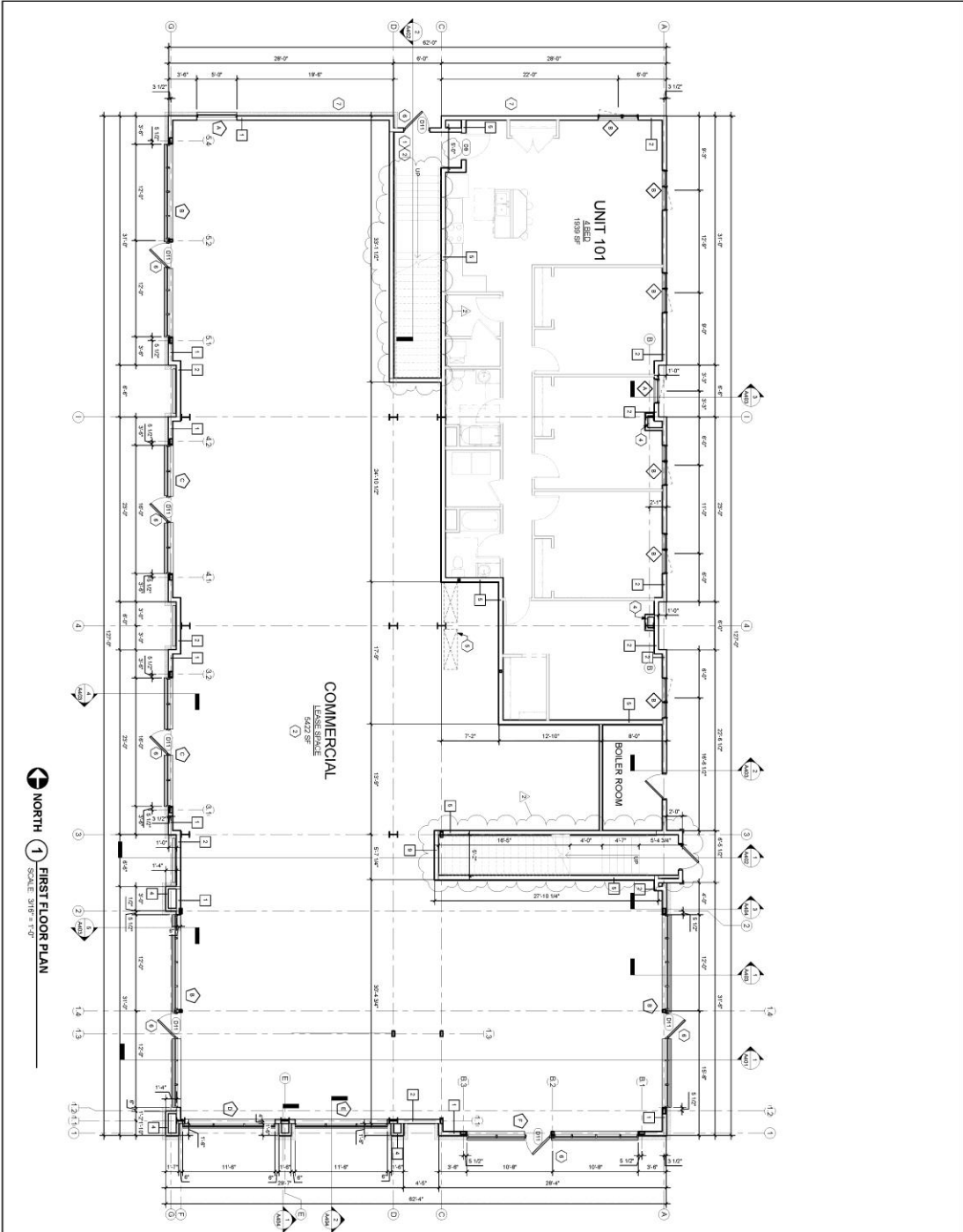
DATE:
04/18/2018

PROJECT NO.:
14-098

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

PROJECT:
A301





NORTH **1** **FIRST FLOOR PLAN**
SCALE: 3/8" = 1'-0"

- PLAN NOTES**
- 1 STAIRS - SEE STAIR PLAN AND DETAIL SECTIONS
 - 2 ACCESSIBLE COMPLIANCE - ALL COMMON AREAS, ELEVATORS AND LOCATIONS OF STRUCTURAL
 - 3 COLUMN AND LOCATION OF STRUCTURAL
 - 4 INTERNAL ROOM PARTITION LOCATION - ASSUMED TO BE AS SHOWN UNLESS OTHERWISE NOTED
 - 5 FINISHES AND ACCENTRY TO BE DETERMINED BY THE OWNER AND FURNISHED TO CONTRACTOR. SEE
 - 6 STOPS AT ENTRY - SEE STRUCTURAL
 - 7 OTHER SPACE FROM RENTAL MECHANICAL
 - 8 METRIC LOCATION - SEE ELEVATION SHEETS AND

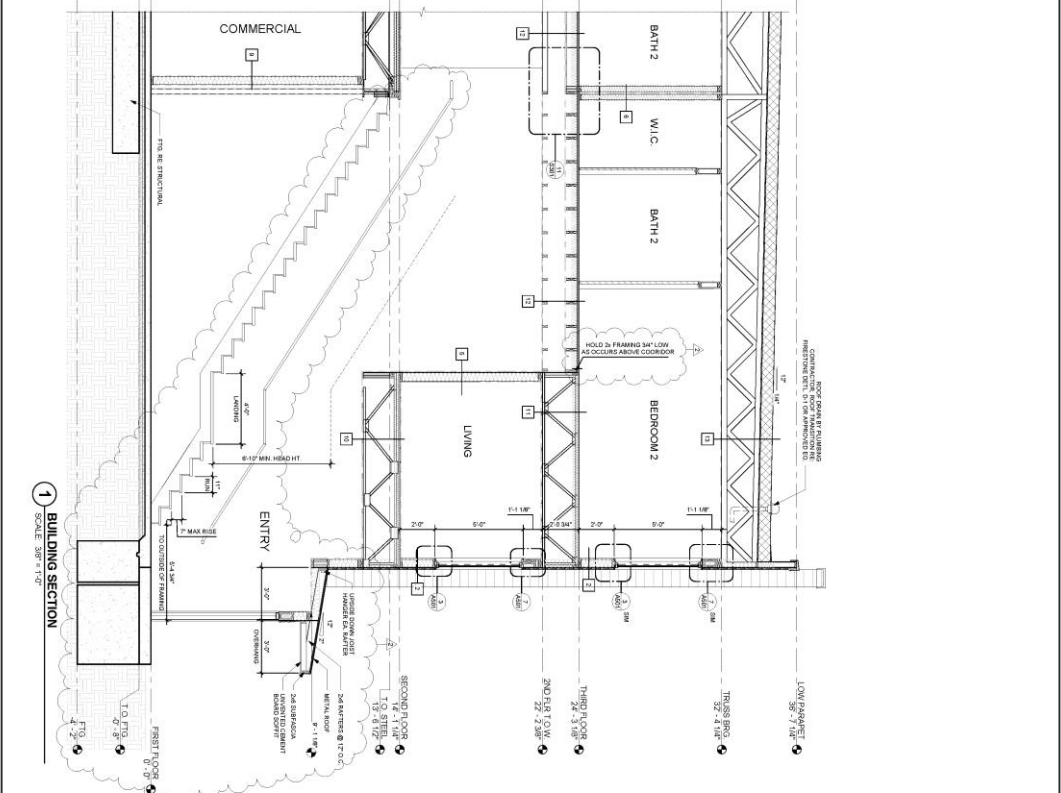
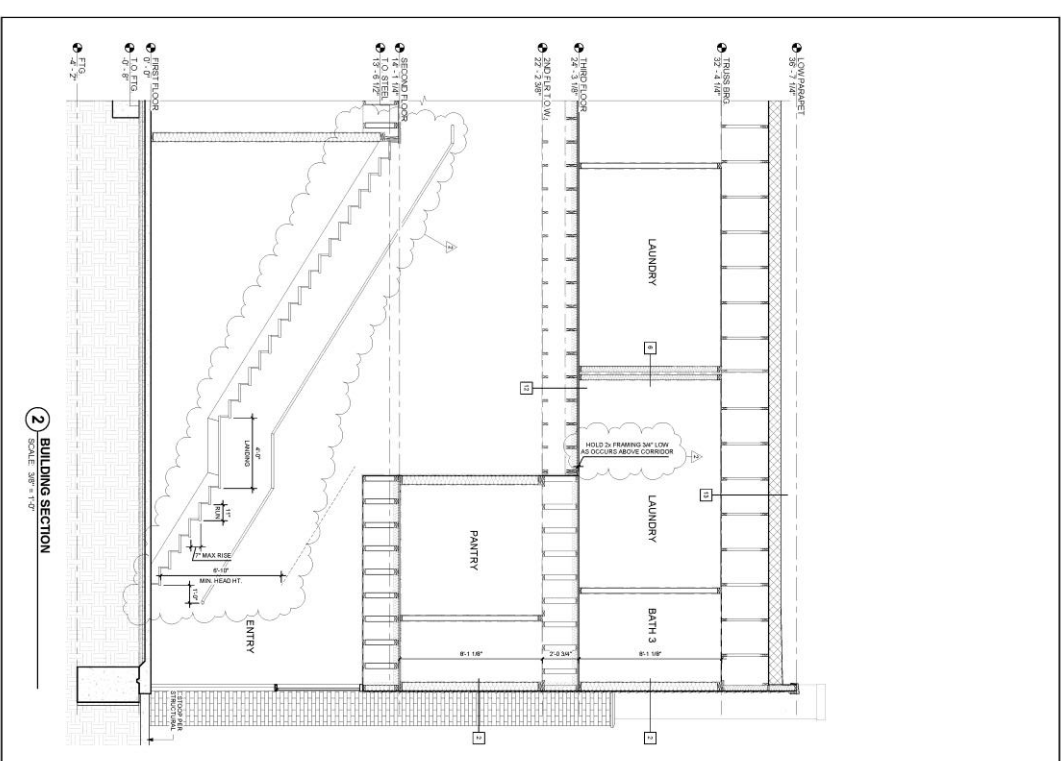
A101

PROJECT: **Lincoln Way Mixed-Use**
3505 Lincoln Way
Ames, IA

DATE: **04/18/2016**
DRAWING: **14-088**
COMMENTS: **First Floor Plan**



JCorp
1700 EAST 10TH STREET
AMES, IA 50010
PHONE: 515.281.1111
WWW.JCORP.COM



	JCorp 2125 S.W. 15th Miami, FL 33135 Tel: 305.441.1111 Fax: 305.441.1112 www.jcorp.com	PROJECT: Lincoln Way Mixed-Use 3505 Lincoln Way Ames, IA	DATE: 04/18/2015	PROJECT NO.: 14-098	SCALE: 3/8" = 1'-0"
	PROJECT NO.: 14-098	DATE: 04/18/2015	PROJECT: Lincoln Way Mixed-Use	SCALE: 3/8" = 1'-0"	PROJECT NO.: 14-098

Attachment C
Design Standards for Major Site Development Plans
(from Ames *Municipal Code* Section 29.1502(4)(d))

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.
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.