

ITEM #: 31a  
DATE: 10-25-16

**COUNCIL ACTION FORM**

**REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 2617  
BOBCAT DRIVE**

**BACKGROUND:**

Friedrich Land Development Company, LLC is requesting approval of a Major Site Development Plan Amendment to the previously approved October 14, 2014 and revised on May 26, 2016 Major Site Development plan to allow for development of 13 single-family attached homes on area previously designated as landscaped open space. The current Major Site Development Plan includes the existing eight individual apartment lots, independent senior living facility (Village Co-op), and two common lots for the development within the FS-RM (Suburban Residential Zone Residential Medium Density) zoning. The request is related to the Preliminary Plat that is on the same agenda and the Master Plan Amendment approved by City Council on October 11, 2016.

The Planning and Zoning Commission reviewed the Master Plan Amendment on September 21, 2016 and recommended approval (6-0) of the change of use from common space to residential development, subject conditions that included a two-story height limit, providing replacement common open space, landscaping in current outlot B, and approval of a preliminary plat.

The subject site is currently Outlot "A" within the Ringgenberg Park Subdivision 4<sup>th</sup> Addition and is addressed as 2617 Bobcat Drive (Attachment A Location Map). The accompanying preliminary plat to create the attached single-family is Ringgenberg Park Subdivision, 5<sup>th</sup> Addition. The preliminary plat subdivides 1.45 acres into 13 buildable lots totaling 1.28 acres and two outlots totaling .27 acres. The subject site is located on the north side of Bobcat Drive west of Cedar Lane with existing apartments to the west and south, single-family homes to the southeast, Village Co-op apartments directly to the east and a farmstead to the north.

The developer of the site proposes a single-family attached residential development configured with four groups of single-family attached homes, each on its own lot. (See Attachment B, Major Site Development Plan) The homes are configured as three 2-story homes arranged in three sets of three and a fourth set of four single-family attached homes. A condition is included that a final plat for the Ringgenberg 5<sup>th</sup> Addition must be approved to create the required lots for the single-family attached units, otherwise the structures would be classified as apartments and would require different site improvements for parking and landscaping.

The proposed development follows a pattern and orientation that features homes constructed along the north side of Bobcat Drive and facing Bobcat Drive with private driveways leading to each garage door at the front of the home. Access to the site is from Bobcat Drive at one location on each lot. Stormwater treatment is regional and occurs off site within the overall development.

The homes are designed as attached single-family units with 3 bedrooms in each unit. The homes are a two-story pitched roof design with attached garages on the ground level oriented toward the front of the units. Each unit will have its own private driveway leading to Bobcat Drive. The primary materials proposed are vinyl siding with some cultured stone along the bottom portions of the walls just above the foundation. The entries are recessed and set behind the garage doors.

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has adequate landscaped area on the site. The landscape plan includes detailed descriptions of the required screening and conceptual design of the landscaping. The site includes the FS zoning mandatory 10-foot L3 landscape buffer along the north property line. The developer is removing most of the existing vegetation, but has committed to keep significant trees along the north property line of the site **Staff proposes a condition to review and approve identifiable common amenity space on or immediately adjacent to the site for resident use prior to issuance of a building permit (4<sup>th</sup> Addition Outlot B).**

The homes are required to comply with parking requirements with both garage and driveway spaces being applied. The applicant is providing for two stall width private driveways leading to Bobcat Drive from each home. The driveways are to be situated with 25 feet between the sidewalk and garage door to allow for parking in addition to the garages.

### **ALTERNATIVES:**

1. The City Council can approve the Major Site Development Plan for the proposed site as shown in the attachments with the following conditions:
  - A. Prior to a building permit being issued, a final plat must be approved by the City Council and recorded with Story County.
  - B. Prior to issuance of a building permit, the developer must provide an updated landscape plan with small enhancements for a gathering area as part of Outlot B of the Ringgenberg 4<sup>th</sup> Addition for staff approval. The improvements must be in place or secured by the developer to be completed within 1 year of the issuance of the first building permit.
  - C. The developer will maintain existing significant trees along the north property line in accordance with an approved landscape plan.

2. The City Council can approve the Major Site Development Plan for the proposed site with alternate conditions.
3. The City Council can deny the Major Site Development Plan for the proposed site if it finds it does not meet the Major site Development Plan criteria.
4. The City Council can refer the matter back to staff or the applicant for further information.

**CITY MANAGER’S RECOMMENDED ACTION:**

The Major Site Development Plan review is to determine conformance with development standards and for the appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed Major Site Development Plan Amendment addresses the individual improvements of this site and the changes to the overall site common spaces that result from the development of this site. Approval of the Major Site Development Plan is predicated upon City Council approval of a Master Plan Amendment and a final plat for replatting of the current outlot. The proposed project is consistent with the Master Plan Amendment and pending Preliminary Plat and its conditions.

The proposed attached single-family homes include landscaped transitions to their surroundings and have private yard spaces to rear of each building. The building design has a basic design aesthetic that is common of front loaded attached homes in Ames in terms of exterior materials, design interest, and coloring. The design shape and size of the proposed buildings in this location are in relative proportion to buildings in the immediate neighborhood at the proposed 2 stories. The arrangement of the site has a residential appearance that is compatible with its surroundings. Open space and street access details are to be finalized and subsequently agreed upon prior to a public hearing before City Council.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to recommend with conditions that the City Council approve the Major Site Development Plan with the conditions listed.**

## ADDENDUM

### **PROJECT DESCRIPTION:**

The project site is 1.45 acres and contains 13 dwelling units arranged amongst single-family attached homes. The owner has configured these 13 units into 4 separate clusters of homes. Three of the clusters contain 3 homes each and the fourth contains 4 homes. The density of this project is 11.01 dwelling units net per acre, meeting the required minimum of 10.0 units per acre. The units are 3 bedrooms each for a total of 39 bedrooms.

The parking is configured as individual 2 stall garage spaces located on the front side of the homes facing Bobcat Drive. There is access for vehicles and emergency vehicles through Bobcat Drive to each private driveway.

The project creates 13,044 square feet of building footprint, added to 9,397 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 22,441 square feet (.52 acres). Landscaped area accounts for the remainder, comprising .93 acres of the parcel. Impervious surfaces are approximately 36% of the total site.

Landscape requirements are met with the installation of L-3 screening located along the north property line of each lot in a 10-foot buffer area as required in FS landscaping standards. The L3 screening consists of purple lilac shrubs that reach a mature height of 10-15 feet spaced every 6 feet on center. Additionally a mixture of overstory trees consisting of Maple and Oak variations as well as Ginko and Catalpa are located along the lilac screening. The overstory trees reach an average of 40-70 feet high at full maturity. A lower scale screen similar to L-2 in nature is proposed along the east property line of Lot 13. Staff finds the proposed mix of plants satisfies design requirements and meets the screening objectives of the Zoning Ordinance.

There are established existing trees along the north and west portion of the site. This includes an existing tree that is well matured and desirable to be retained on the northwest corner of lot 5. The retention of this tree is a condition of approval of the site plan. (See Attachment D)

The landscape plan also includes front yard landscaping with ornamental trees between each unit and four large overstory trees interspersed along the frontage. The remaining area will be lawn.

Site access is from Bobcat Drive. The frontage of the site along Bobcat Drive will have a sidewalk constructed abutting the existing street. Pedestrian connections are proposed to the west and east, providing access to the shared use path along Oakwood Road as well as the sidewalk along Cedar Lane further to the east. Additionally staff is proposing the condition of a sidewalk extending from a point at the sidewalk in front of Lot 7 south across Bobcat Drive to Suncrest Drive between lots 6 and 7 of Ringgenberg Park 4<sup>th</sup> Addition as part of the preliminary plat.

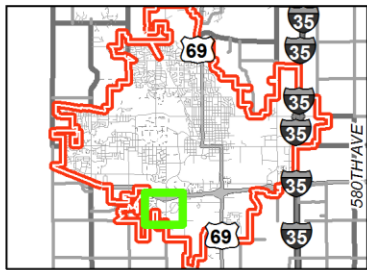
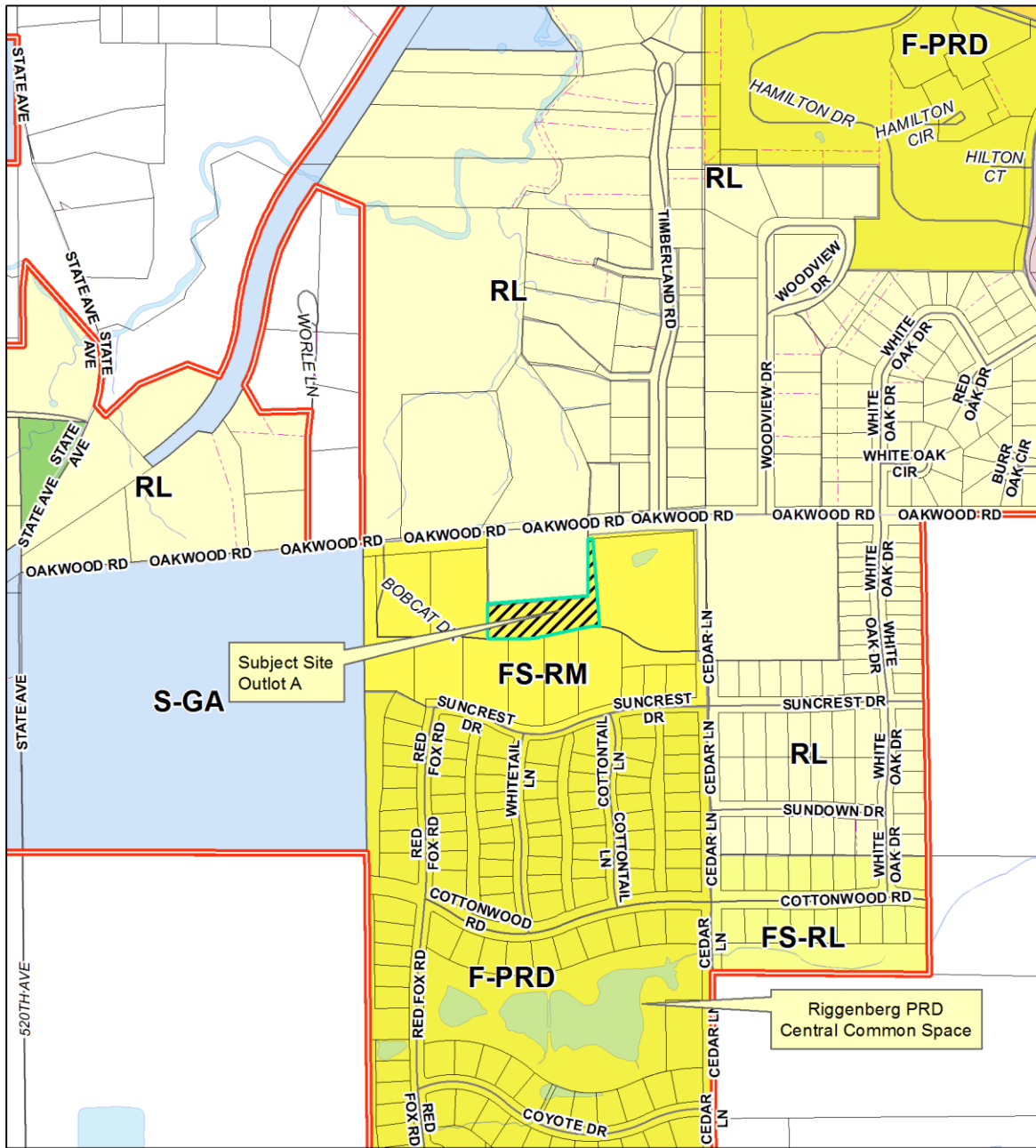
The 13 single-family attached homes are identical in size and shape and feature garages on the front sides of the homes facing Bobcat Drive. Each home has a front door which opens to the front facing Bobcat Drive. The single-family attached homes are generally 1300-1400 square feet per unit on interior units and 1400-1500 square feet on exterior units.

The single-family attached home setbacks measure 25 feet from the front façade and garage face to the back edge of the sidewalk and 30 feet to the edge of Bobcat Drive paving. The rear setback is at least 29 feet. Side property line setbacks measure 10 feet on end units with 20 feet between each set of homes. All required setbacks have been found to meet standards.

The homes are about 23 feet tall from finished grade to midpoint of the roofs. The existing grade of the site transitions downward 6 feet down from the west end of the proposed subdivision to the east end starting to the west at 1007.50 and ending at the east end at 1001.50. The highest grade is in the location of the existing barn (to be removed).

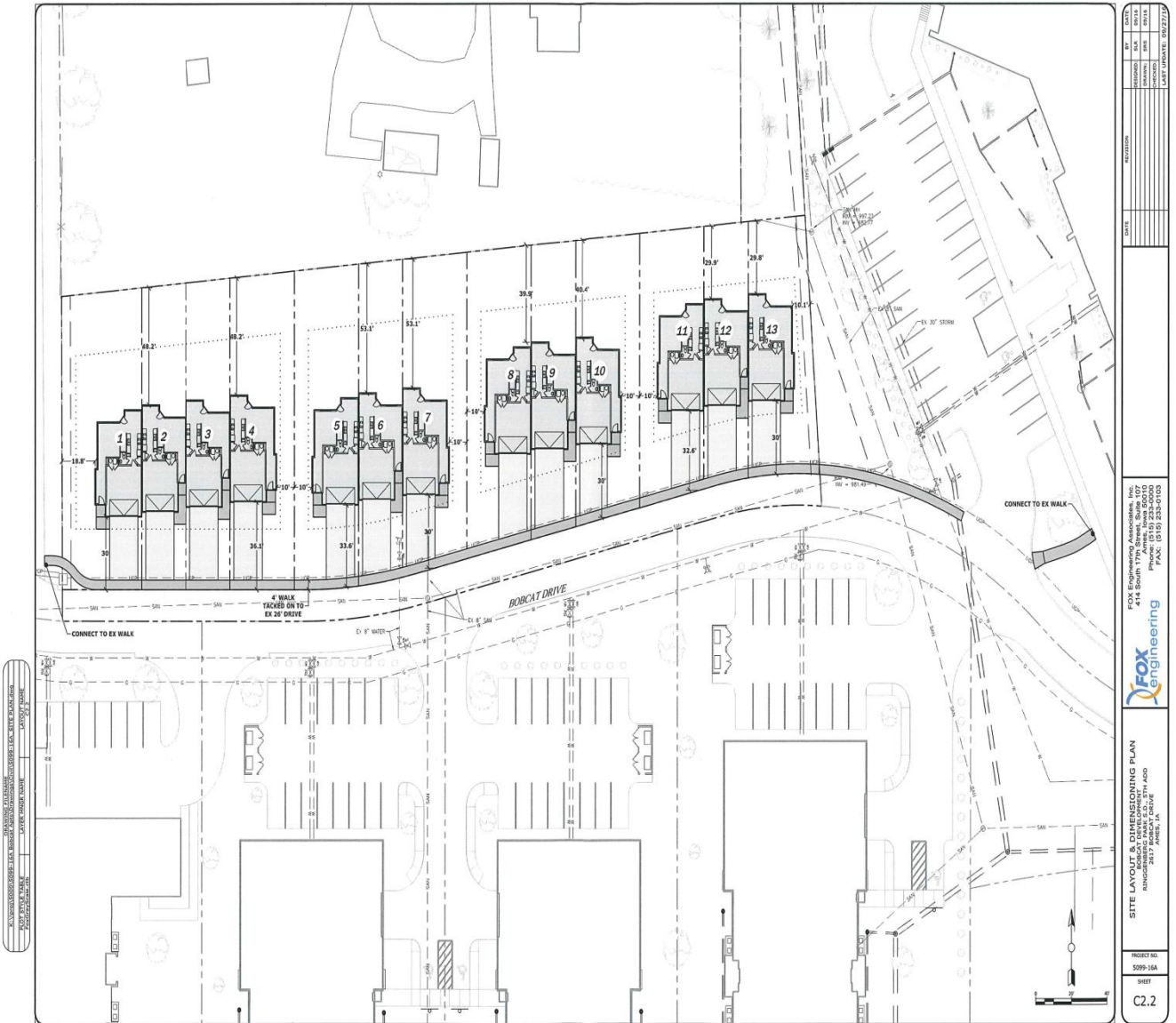
The façades of each home utilize the same materials, with some cultured stone applied along the bottoms of each building. The vinyl siding is two different color variations comprised of light tan and brown. Each façade has some degree of bump out to provide some relief of the vertical sides. These materials are included on the facades of the neighboring structures in the area.

# Attachment A- Location and Current Zoning



## Zoning Map

# Attachment B- Site Plan



ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE ARE SHOWN IN RED. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK.

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FOX Engineering Associates, Inc.  
 4745 Shoreline Blvd  
 Irvine, CA 92618  
 Phone: (949) 253-9100  
 Fax: (949) 253-9103

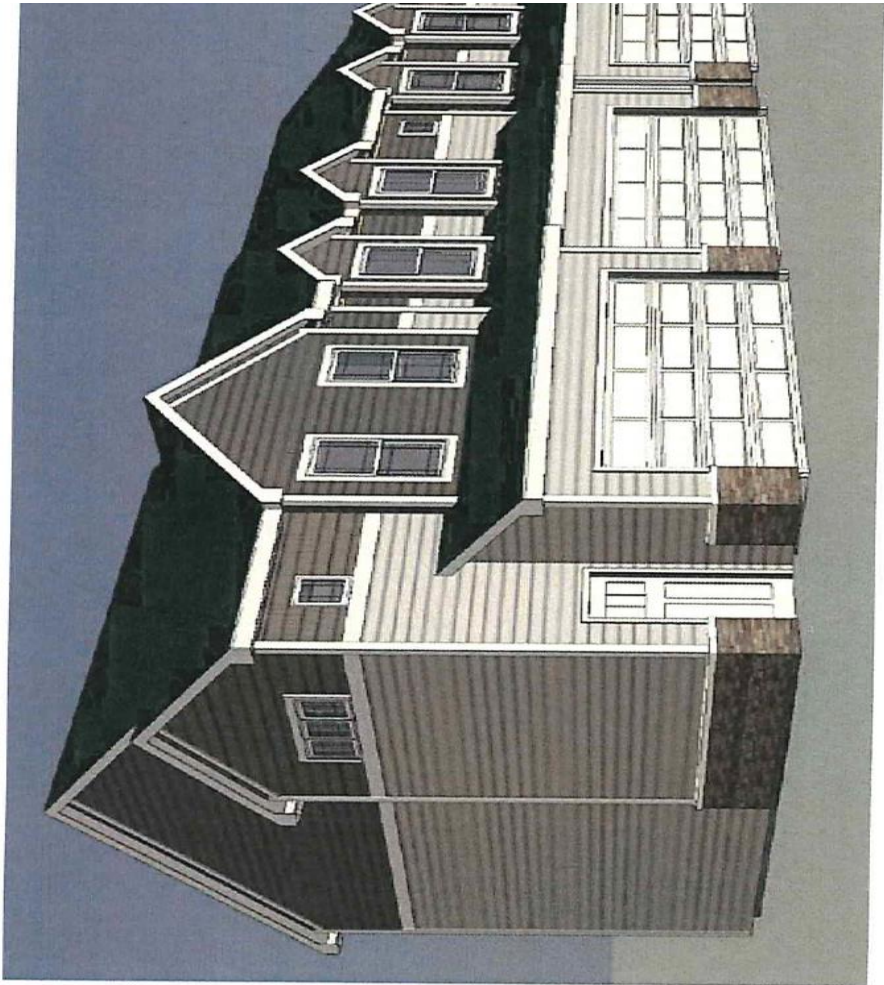
**FOX** engineering

SITE LAYOUT & DIMENSIONING PLAN  
 RANCHO RIVIERA MARSHES CO., 2TH ADD.  
 2011 WILSON DRIVE  
 ANAHEIM, CA

PROJECT NO.  
 5999-5A

SHEET  
 C.2.2

**Attachment C- Elevations**



**Attachment C (Cont.) 3 Unit Townhomes**





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ARCHITECTURAL & ENGINEERING



2 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

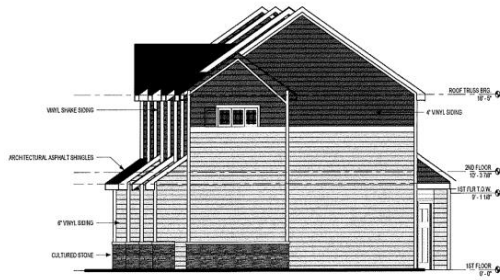


1 REAR ELEVATION  
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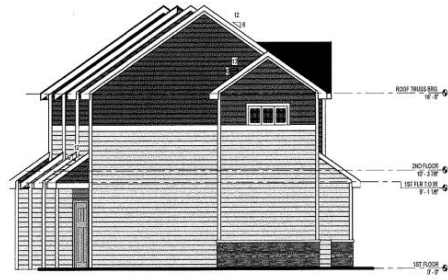
PROJECT: Bobcat Development  
3-Unit Townhomes  
Ames, IA

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| PROJECT NO: 16-046 |  |
| OWNER: Bobcat      |  |
| DESIGNER: J&J      |  |
| SCALE: A-5         |  |

Attachment C (Cont.) 4 unit Townhomes



4 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



1 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



J. J. O'CONNELL & ASSOCIATES, INC.  
P.O. Box 108  
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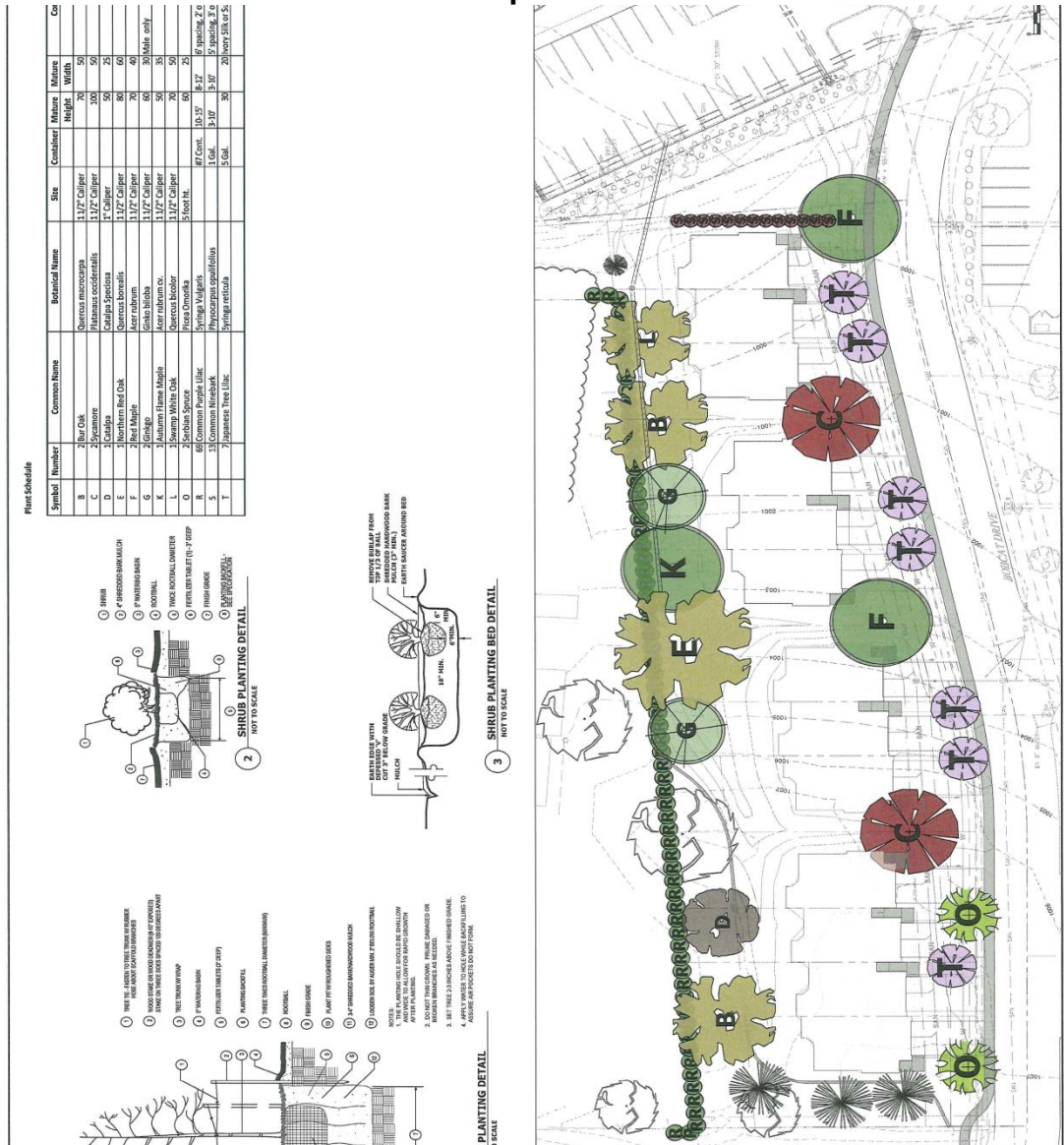
REGISTERED ARCHITECTS

PROJECT: **Bobcat Development**  
**3-Unit Townhomes**  
Ames, IA

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| CONTENTS:    | Elevation    |
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**A-5**

## Attachment D- Landscape Plan



## Attachment E Major Site Development Plan Criteria.

- 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.**

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures by use of proposed on-site detention options.

- 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.***

The existing utilities were reviewed and found adequate to support the anticipated load of 13 dwelling units.

- 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.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access into the site is Bobcat Drive.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

Currently the property is vacant with a gradual 6-foot slope downward in elevation from west to east. Additionally natural topographic or landscape features that could be incorporated into the development include a large mature overstory tree located on the northwest corner of lot 5.

- 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.***

Access to the site is proposed from bobcat Drive. Bobcat Drive will provide two access points off Oakwood Road and Cedar Lane. The proposed on-site sidewalks will connect with the existing sidewalk along Oakwood Road as well to the future sidewalk connection to the east along Cedar lane. The Preliminary Plat includes conditions for extension of sidewalks to Cedar Lane.

- 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.***

The general development standards of the zoning ordinance have been met. Each unit will provide their own private residential garbage collection.

- 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.***

The closest means of access will be to the east from Cedar Lane via Bobcat Drive. Bobcat Drive also provides a second access to the west and north at Oakwood Road. There are no other vehicular access points proposed along the length of Bobcat Drive. Adequate capacity exists for vehicular movement on Bobcat Drive after the construction of this proposal. Acceptance of Bobcat Drive as a private street is part of the preliminary plat consideration for this site.

- 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.***

No specific lighting has been proposed for the development. All lighting will be required to be approved by staff prior to installation and will be required to meet the requirements of the Outdoor Lighting Code.

- 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.***

The proposed residential use is not expected to generate nuisances.

- 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 layout of the buildings proposed meet the development standards of the FS-RM zone for setbacks, building size, site coverage, and open space requirements. The building design and layout oriented along Bobcat Drive allows for the areas of activity to be focused to the south and east to the common open space areas to the south. Buffering along the north property line will help to provide visual and physical separation of the RL zoning to the north. The proposed height and scale of the proposed buildings (single-family attached homes) is generally compatible with the character and scale of the surrounding structures. With approval of off-site common space and the improvements to the nearby outlot B, appropriate level of common space are provided for. Additionally, each home will have a private rear yard area.