

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR COMMON AREA AMENITIES AND LANDSCAPING AT 5400 MORTENSEN ROAD

BACKGROUND:

GW Landholdings, LLC is requesting approval of a Major Site Development Plan to complete a condition of approval for the original Major Site Development Plan for construction of apartments at 5310 Mortenson Road. The proposed improvements are for a landscaped common area located on Outlot A of Crane Farm Subdivision First Addition located at 5400 Mortensen Road (Attachment A). The outlot is 139,885 square feet (1.38 acres) and currently zoned FS-RM Suburban Residential Zone Residential Medium Density (See Attachment A, Location and Current Zoning Map.) The land to the north, west, and east of the site is all located within the Crane Farm Subdivision. Highway 30 abuts the south side of the site running east to west. Attachment C shows the overall layout of the Crane Farm Subdivision.

The development of Outlot A into landscaped common area as open space is a requirement of the FS-RM zoning district as a related component to the development of the Mortensen Heights apartments. The Zoning Ordinance does not prescribe specific improvements, only that the area is “usable open space.” The developer proposes a dog park on the northern portion of the property with volleyball courts along the west side of the property and a walking path around a stormwater detention feature further to the south. A future basketball court is also shown on the proposed Major Site Development Plan to the west of the stormwater detention feature. All features would be privately operated and maintained.

A pedestrian walkway connects the common area site to the Mortensen Heights residential development to the immediate east of the site. Future access via a pedestrian walkway will be provided to the property abutting the site to the immediate west at the time it develops with apartments. Pedestrian access is provided from the site to Mortensen Road at two points along the north edge of the property abutting Mortensen Road with the furthest west pedestrian access point adjacent to a proposed pedestrian crossing of Mortensen Road. The pedestrian walkways on the site are hard surface walkways along the proposed dog park and volleyball court areas with a gravel walking path provided around the stormwater detention area.

The multiple drains in the dog park area of the site will assist in adequately draining the area and to promote establishment of vegetation. Drainage within the dog park area will contain a number of cleanout points with material laid over the drains to filter any excess waste from traveling down into the stormwater drainage system. Trash cans and

a waste bag dispenser will be provided on site. Signs will be posted promoting waste cleanup. Fencing is provided in the dog park area to separate large dog and small dog gathering spaces.

The main purpose of this review is to determine the appropriate grading of the site and configuration of the final improvements. The improvements on the site must be completed prior to occupancy of buildings in the Mortensen Heights residential development to the east.

At the May 3rd Planning & Zoning Commission meeting the Planning & Zoning Commission voted 5-0 to recommend the City Council approve the Major Site Development Plan for 5400 Mortensen Road for a landscaped common area.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed landscaped common with the requirements to provide for walk paths, trails, outdoor recreation facilities, and open area as shown in the attachments. This approval is conditioned upon the substantial completion of the improvements and installation of the landscaping prior to occupancy of the final apartment building of Mortenson Heights or November 1, 2017, whichever occurs first.

Staff notes that changes to the specific types of amenities would be permissible as minor amendments to the Major Site Development Plan if they are in keeping with intent of amenities for the broader area.

2. The City Council can deny the Major Site Development Plan for the proposed landscaped common area if it finds the project does not meet the Major site Development Plan criteria.

CITY MANAGER'S RECOMMENDED ACTION:

The Major Site Development Plan review is to determine conformance with development standards, and 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 and associated amenities. The proposed development project is consistent with the Master Plan and meets a community interest for providing common gathering area with amenities in residential areas.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, approving the Major Site Development Plan.

ADDENDUM

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.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development has met the required storm water quantity and quality measures by use of the proposed regional detention facilities on the site.

- 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 development of the site as a common gathering space for nearby residents.

- 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 fire truck access and has no concerns with fire protection for the site.

- 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 site location and proximity to other uses.

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

The site is currently devoid of any significant vegetation. Grading has already occurred for construction of the detention pond on the south portion of the site. The site is otherwise relatively flat and grading will occur mostly to direct storm water where required.

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 this site via pedestrian walkways from the east and north. Residents from the Mortensen Heights residential development will have direct access from the east as well as two points of pedestrian access from Mortensen Road at the north edge of the property. Vehicular access is restricted to the site as the development is intended for pedestrian use only.

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 developer believes that the intent of the general development standards of the zoning ordinance have been met for the on-site amenities being provided. The aesthetics of the common area and associated amenities are designed to be incorporated into the neighborhood for use by residents of the area.

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.

No vehicular access is allowed to the site. Two pedestrian access points along Mortensen Road are proposed in addition to a pedestrian access to the east to the Mortensen Heights residential development. It is not anticipated that congestion or pedestrian safety will be an issue.

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 lighting is proposed with on this site.

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.

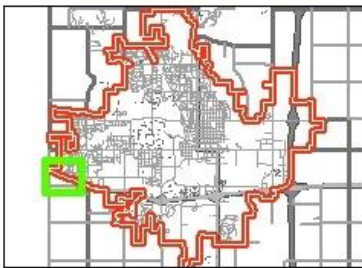
The proposed use is not expected to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

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.

The scale of the amenities and open area of the common area site are designed in proportion to their intended use and are designed to be accessory in nature to the surrounding residential properties.

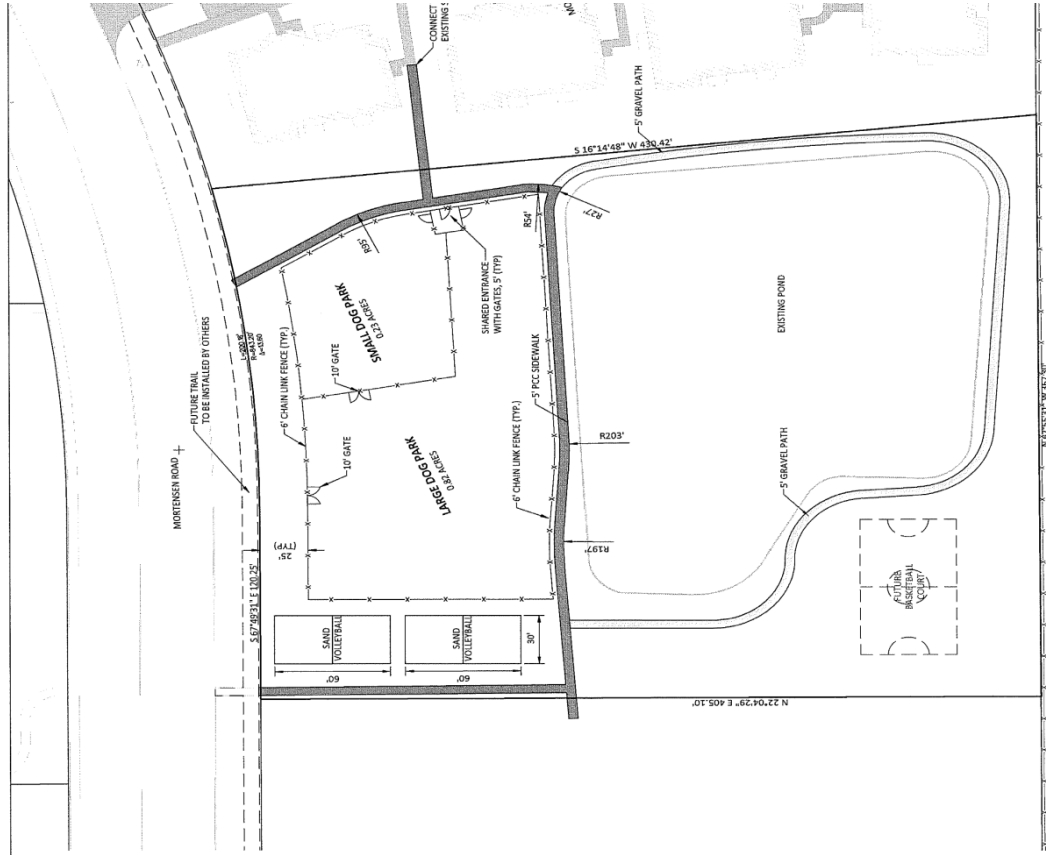
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

Attachment A- Location & Zoning Map



**5400 Mortensen Road
Landscaped Common Area
Zoning Map**

Attachment B- Site Plan



GW LAND HOLDINGS, LLC
121 N RUSSELL AVE
AMES, IA 50010

NT:
GW LAND HOLDINGS, LLC
121 N RUSSELL AVE
AMES, IA 50010

EPARED BY:
BOLTON & MENK, INC.
P.O. BOX 668
2730 FORD STREET
AMES, IA 50010

DESCRIPTION:
ALL OF OUTLOT 'A' OF CRANE FARM SUBDIVISION,
FIRST ADDITION, CITY OF AMES, STORY COUNTY,
IOWA AS SHOWN ON THE RECORDS OF STORY COUNTY,
IOWA ON JULY 5, 2015 AND RECORDED
AS INSTRUMENT #2016-0006311, SLIDE 337, PAGE 5.

DESIGNATION: HIGHWAY-ORIENTED COMMERCIAL (HOC)

ED LAND USE: DOGS PARK/RECREATIONAL AREA

S:
5400 MORTENSEN ROAD
AMES, IA 50014

- NO OUTDOOR LIGHTING SHALL BE INSTALLED ON THE BUILDING OR SITE UNTIL THE LIGHTING HAS BEEN APPROVED BY THE CITY OF AMES PLANNING DIVISION.
- LOT DIMENSIONS SHOWN ARE PLATTED DIMENSIONS FROM THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA AND RECORDED AS INSTRUMENT #2000XXXXXX.
- ALL SERVICE CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF AMES REQUIREMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE FORM GRADE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE SHALL BE MAINTAINED FOR THE ENTIRE PERMANENT DRIVEWAYS, DRIVE ALLEYS, SIDEWALKS AND OPEN AREAS.

Attachment B-Cont.

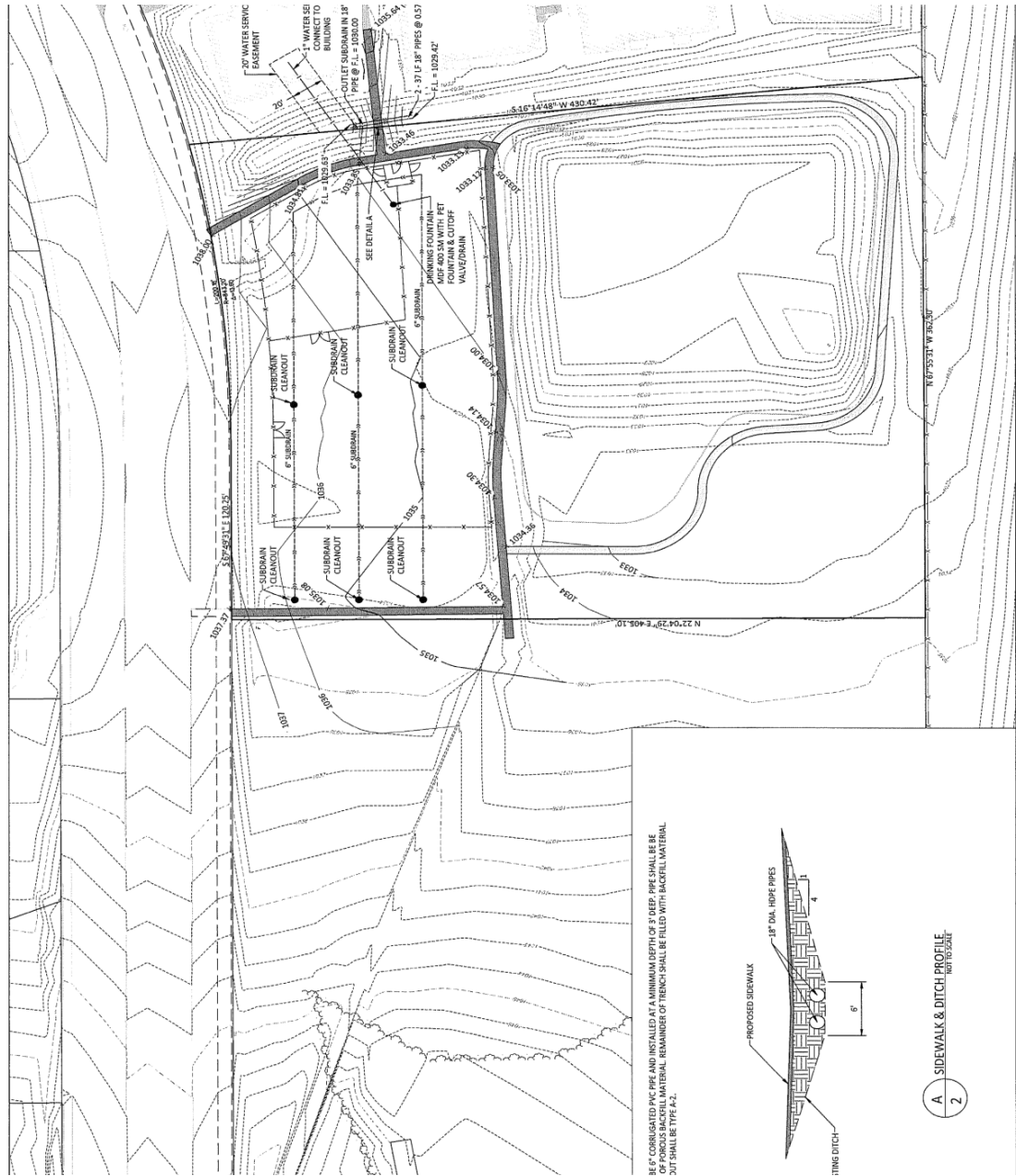
2739 FORD ST, P.O. BOX 668
AMES, IA 50010
Phone: (515) 233-4390
Email: E.Amen@BoltonAndMenk.com
www.BoltonAndMenk.com

BOLTON & MENK

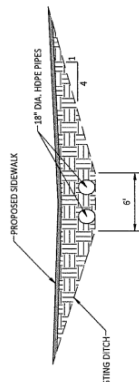
GW LAND HOLDINGS
MORTENSEN HEIGHTS
5400 MORTENSEN SITE P

SCALE
1" = 20'
HORZ.
VERT.

REV	DATE	BY



BE 6" CORRUGATED PVC PIPE AND INSTALLED AT A MINIMUM DEPTH OF 5' DEEP. PIPE SHALL BE BE OF FORCIS BACKFILL MATERIAL. REMAINDER OF TRENCH SHALL BE FILLED WITH BACKFILL MATERIAL. CUT SHALL BE TYPE F-2.



A SIDEWALK & DITCH PROFILE
1/4" = 1' SCALE

2781 NORTH S. 11TH ST. #100
 ANKENI, IOWA 50021
 Phone: (515) 283-6100
 Fax: (515) 283-6100
 www.boltonmenk.com

GV LAND HOL
 MORTENSEN HE
 5400 MORTENSEN GRADIN

BOLTON & MENK

HORIZ. SCALE
 1" = 30' FEET

Attachment C- Crane Farm Subdivision Overall Layout

