

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 5498 MORTENSEN ROAD

BACKGROUND:

GW Land Holdings, LLC is requesting approval of a Major Site Development Plan for 120 apartments on the property located at 5498 Mortensen Road (Attachment A) for a lot within the recently platted Crane Farm 5th Subdivision. The lot is 7.49 acres and currently zoned FS-RM Suburban Residential Zone Residential Medium Density (See *Attachment A, Location and Current Zoning Map.*) The site is located south of Mortenson Road and north of Highway 30 with recently built apartments to the east, future development area to the west, and a developing single-family home subdivision to the north of Mortenson Road. The site was approved for FS-RM zoning with a Master Plan in 2016. The Master Plan identified three sites for development within the FS-RM zoning for a total of 801 beds across the entire 28 acres and defined the types of housing that could be constructed as well. This is the second site proposed for development.

The developer of the site proposes a residential apartment development configured with 10 buildings for a total of 120 units. (See Attachment B, Major Site Development Plan-Hard copy included in packet material) The apartment buildings are 3-story buildings with 12-units per building. Within those 120 units there are 287 bedrooms for an average of 2.39 bedrooms per unit. (See following addendum for full analysis.) The proposed development intensity and use is consistent with the Master Plan.

The proposed development has an orientation that features the buildings constructed along the north half of the property with parking and drive aisle areas in the central and south portions of the site. The project includes garage parking along the south edge of the property in combination with surface parking. Access to the site is from Mortensen Road at two locations along the north side of the property. Storm water treatment occurs at the southeast corner of the site as well as off site to the west. The applicant proposes to include a swimming pool for usage by the residents in the front center portion of the site along Mortensen Road. The development can also take advantage of the common area amenities that abut the site to the east.

The site has a grade change downward from the northwest to the southeast. The proposed plan includes cut and fill of the site to flatten the grade across the site. A retaining wall is proposed along the east property line for support of the approximately 7 feet of fill in the low area along the east property line. The grade change is proposed to be approximately 4 feet from northwest to southeast upon completion of grading and fill. A small retaining wall is proposed along the east edge of the property to retain fill. Currently the site is wooded with volunteer trees which will be removed with construction of the proposed buildings.

The proposed project is similar in design to the recently constructed Mortenson Heights Apartments to the east. The proposed buildings are of the same general appearance and mass as each other. Each apartment has access to either a small patio or balcony. The apartment building design incorporates a pitched roof with hipped and gabled design. Materials on the buildings are proposed as vinyl siding of various orientations and a moderate amount of stone veneer to provide design continuity and interest on all sides. The stone veneer treatment also surrounds the primary entry to the buildings on the site. (See elevations Attachment C-F)

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has large landscaped areas on the site. The common open space abuts the site to the east as an outlot to serve all of the FS-RM developments. The City Council approved a site plan for the landscaped common area to the east this past spring.

The proposed project is the first apartment project required to meet the new landscape standards. The front yard landscaping includes a mix of trees, shrubs, and ornamental grasses. The parking lot includes well dispersed overstory trees and Highway 30 frontage trees. As part of the Major Site Development Plan review, the applicant seeks acceptance of modifications to the some parking lot screening requirements for parking areas set back from property lines behind other yard areas as can be requested with Major Site Development Plan reviews. Staff supports adjusted landscaping plantings for trees and shrubs along the front and side of the property where the parking is situated behind buildings with intervening yards and landscaping. .

The developer has shown a design for a swimming pool area that includes a pool house with elevations and surrounding fence located near the front of the property along Mortenson.

At its meeting on August 16, 2017, the Planning and Zoning Commission reviewed the proposed site development plan and discussed site layout, access, and design of the project. The Commission recommended approval the site plan by a vote of 5-0 with the following conditions and stipulations as recommended by staff:

- A. Finalize the site plan details for the pool house and swimming pool area prior to the public hearing with City Council.
- B. Update plans to include compliant mechanical screening of electric and gas meters prior to the public hearing with City Council.
- C. Move mechanical units located in the front setback near buildings E and J out of the front setback along Mortenson prior to the public hearing with the City Council
- D. Include shrub screening materials along the head in parking spaces at the southwest and southeast portions of the parking lot where no shrub screening has been proposed.

Since the time of the Planning and Zoning Commission meeting, the applicant has made revisions to the plan to address all the conditions. The revised plans

currently reflect the noted conditions of items A thru D as recommended by the Planning and Zoning Commission.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed ten building apartment project if it finds the project meets the Major site Development Plan criteria.
2. The City Council can deny the Major Site Development Plan for the proposed ten building apartment development if it finds the project does not meet the Major Site Development Plan criteria.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional 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 project is consistent with the master plan for use limitations and meets a community interest of providing for apartment types of various floor plans from 1 to 4 bedrooms that will have wide appeal.** The developer continues to incorporate amenities in support of the future residents of the development.

The project is the first to meet the new landscape ordinance requirements and has incorporated landscaping enhancements with details that meets both the quantitative planting requirements of the new ordinance and the intent of the ordinance for enhanced site design compared to the old standards.

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

ADDENDUM

PROJECT DESCRIPTION:

The project site is 7.49 acres, containing 120 dwelling units. The zoning district allows a maximum apartment size of 12 dwelling units. The owner has configured these 120 units into ten 12-unit buildings. The density of this project is 16.02 dwelling units per acre, located between the required minimum of 10.0 and maximum of 22.31 dwelling units per acre. The units vary in size from 1 bedrooms to 4 bedrooms. Within the ten buildings, there are 287 bedrooms.

The project requires one parking space per bedroom for units of 2 bedrooms or more and one and one half parking spaces in 1 bedroom units. The parking is configured as two double loaded aisles across the east portion of the site with single drive aisle parking along the south, central and western portions of the site. There is access for vehicles and emergency vehicles through these aisles. There are 298 parking spaces required based on the number of bedrooms being proposed. The developer is proposing 323 parking spaces. Of those proposed spaces 40 are proposed to be enclosed garage stall spaces. The majority of the spaces being proposed are standard size 9 X 19 size parking stalls. The central east to west drive aisle is 26 feet wide due to fire apparatus requirements with 17 foot deep stalls along the north side of the drive aisle with a 7 foot wide sidewalk running along the north side of the aisle. The 7 foot wide abutting sidewalk allows the parking stalls to be reduced to 17 feet deep as opposed to the standard 19 foot depth required for a standard 9 X 19 parking space.

The project creates 65,341 square feet of building footprint including garages, added to 134,735 square feet of additional impervious surface (surface parking, sidewalks, swimming pool) for a total impervious area of 4.59 acres of the site or 200,076 square feet. Landscaped open space accounts for the remainder, comprising 2.9 acres of the parcel. In addition, the required 10% of common open space is accounted for in the Outlot adjacent to and east of the ten buildings. FS development standards require 10% open space that meets the intent of accessible and useable by residents. Open space is a subset of the overall landscape area. A site plan detailing landscaping and amenities for the abutting outlot to the immediate east of this site was submitted and has been approved by City Council.

Landscape requirements are met with the installation of front yard landscaping within the front yard facing Mortensen Road of 9 overstory trees and 14 ornamental and evergreen trees as well as 234 ornamental grasses and 78 shrubs configured into clusters of plantings across the frontage of the site within the front yard. Parking lot landscaping consisting of overstory trees within and immediately abutting the parking lot requiring 54 overstory trees is provided in addition to the front yard landscaping. Internal parking lot landscaping is provided across 32 separate islands based on parking lot landscaping requirements. The proposed islands ensure a minimum of at least 150 square feet each to meet this interest. Remaining parking lot landscaping is also provided within 10 feet of the edge of the parking lot with overstory trees in various locations. There are additional landscaping requirements for apartment buildings in the FS-RM district and these are met with landscaping near the main entrances of the

buildings consisting of shrubs and ornamental grasses as well as the US Highway 30 frontage which requires evergreen trees.

High screen parking lot landscaping near the southeast and southwest corner of the site between the parking lot and detention area is required by the base residential landscape standards. The developer proposes to provide parking lot screening in these locations with reduced height in shrub plantings due to intervening outlot and stormwater detention facilities between the neighboring residential uses. The developer shows compliant tree plantings along these areas. Lower growing shrubs may substitute for high shrubs when an outlot separates two residential sites given that the distance to the neighboring residential use is much greater. The lower growing shrubs will still soften and block out a portion of vehicular headlight appearance. High shrubs by contrast are intended to block out the general overall appearance of a vehicle. Staff finds that with proposed reduced parking lot screen plantings that the proposed mix of plants adds appropriate diversity and interest in the design while meeting the objectives of the Zoning Ordinance.

Refuse receptacles are screened according to the ordinance. Mechanical units such as air conditioning units are screened according to the ordinance. The electrical and gas meter units have been relocated to the extent possible away from primary view of public streets or otherwise are screened appropriately.

Site access is from two driveways off of Mortenson. The frontage of the site along Mortenson Road will also have a shared use path constructed according to a development agreement with the developer. The shared use path will be paved by the City at a date yet to be determined. Pedestrian connections are provided to the northwest and northeast, providing access to the shared use path along Mortensen Road. Additionally a pedestrian connection to the abutting outlot to the east is also provided on the east edge of the property between buildings J and I providing access to landscaped common open area.

The ten buildings are generally consistent in size and shape but feature two separate sizes with the distinction being buildings containing 3 bedroom units being the smaller versus those containing 4 bedroom units which are slightly larger. Buildings D, F and G in the central part of the site are the larger buildings containing up to 4 bedroom units. The remaining buildings on the site all contain up to 3 bedroom units. The smaller buildings being about 78 feet by 58 feet. The larger buildings measuring about 100 feet by 67 feet. Entrances are oriented on various sides of each building according to its location to the parking areas on the property. The buildings are about 38 feet tall. The height limit of the district is 50 feet. The building setbacks measure 25 feet on the front setback and 25 feet in the rear yard setback with side yard setbacks measuring 12 feet on the west side and 25 feet on the east side. All required setbacks have been found to meet standards.

The façades of each building utilize the same materials, with stone veneer applied on the bottom half the buildings and around main entrances. The vinyl siding is a tan shading color. Each façade has some degree of architectural relief with a bump out to

create a vertical bay. The balconies consisted of treated wood and finished supporting columns.

MAJOR SITE DEVELOPMENT PLAN CRITERIA

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

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 facility on the southeast corner of the site. The Iowa DOT has approved drainage design details along US Highway 30.

- 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 120 dwelling units comprising 287 bedrooms, consistent with prior determination at the time of rezoning and subdivision approval.

- 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, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 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.

Grading will occur for the construction of the buildings. The site has a soft topographic descent from west-to-east. Grading will occur mostly to level the site and 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 from Mortensen Road is through two access points along the north side of the property. Vehicular and pedestrian access is accommodated between and among the various buildings within this development. The on-site sidewalks provide pathways throughout the site and will connect with external connections to allow for circulation amongst the site and out to Mortenson Road. A sidewalk connection to the landscaped outlot to the east is provided for resident access to open space area.

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. Refuse receptacles are placed on site with appropriate screening in four separate locations dispersed evenly across the site. Parking design is spread throughout the site and follows access to the buildings with landscaped islands. The buildings themselves provide a high degree of separation and screening of the parking from adjoining views.

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.

Access to Mortensen Road will be through two access points along the north side of the property. There is capacity within those proposed driveways to accommodate the expected traffic from this residential development.

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.

Lighting is proposed to be generated from lighting units located on the buildings. The proposed lighting meets the lighting standards found in Sec 29.411 for mandatory downlighting and cutoff levels.

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 uses are not expected to generate nuisances in this area as they are typical of this development type.

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 ten buildings provide generally balanced coverage across the site. The site falls within the limits of the number of units allowed by the lot size and zoning (120 units). The density is maximized by the efficiency of the layout of the site in a manner that utilizes the land proportionate to what is required for parking and landscaping. The building design is also efficient in its uniform appearance and arrangement. The apartment appearance is compatible with the character and scale of its general surroundings to the east along the south side of Mortensen Road. Appropriate separation of the homes from Highway 30 with buffering is included as conceptually proposed. Open areas and landscaped areas meet the quantitative standards of the code and would allow for use by the residence for informal activities.

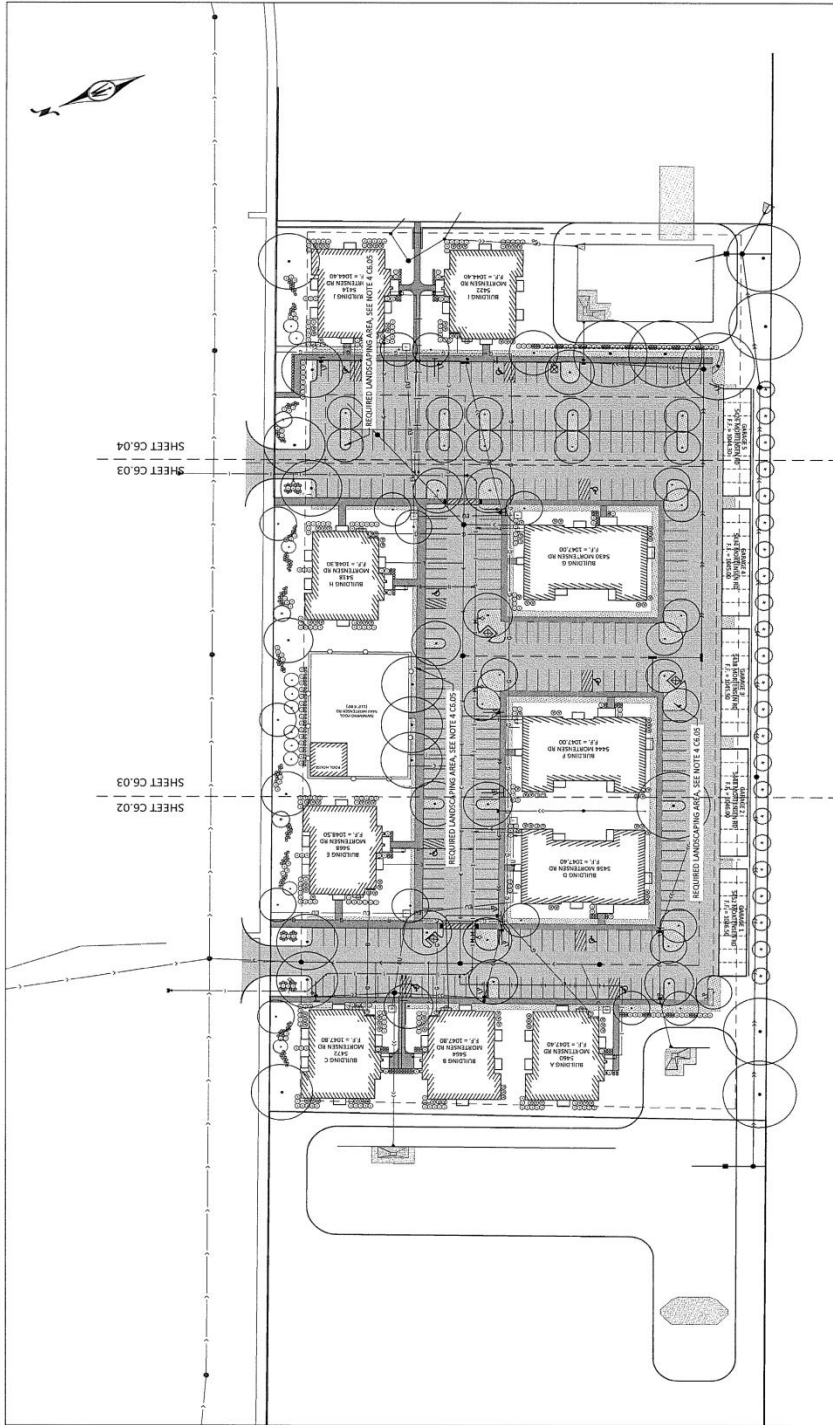
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

Attachment A- Site Location & Zoning



**5498 Mortensen Road
Location & Zoning**

Attachment B- Site Overview With Landscaping Shown



NOTE: ALL AREAS TO BE SEEDED W/ PERMANENT LAWN MIX (SUDAS TYPE 1) UNLESS OTHERWISE SPECIFIED. SEE SHEET C6.05 FOR ADDITIONAL INFORMATION.

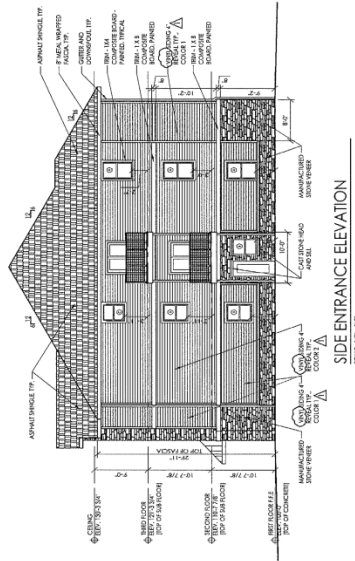
		2779 (3RD) ST. S.W. SUITE 408 BOSTON, MA 02118 Phone: (617) 237-1300 Fax: (617) 237-1301 www.boltonmenk.com		SHEET C6.01
GW LAND HOLDINGS MORTENSEN HEIGHTS APARTMENTS - PHASE 2 OVERALL LANDSCAPING PLAN	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____	SHEET NO.: _____ TOTAL SHEETS: _____	PROJECT NO.: _____ CLIENT: _____	SHEET NO.: _____ TOTAL SHEETS: _____

Attachment C- Elevations- Up to 3 Bedrooms

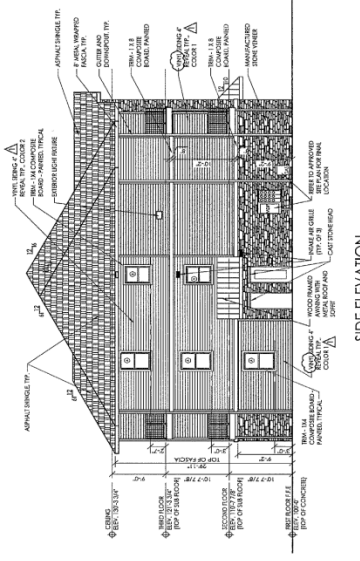
MORTENSEN HEIGHTS
PHASE 2
6M PROPERTY MANAGEMENT, LLC
856 SOUTH AVENUE, ANES, IOWA 50014

PROJECT LOCATION
S414 - S473 MORTENSEN RD.

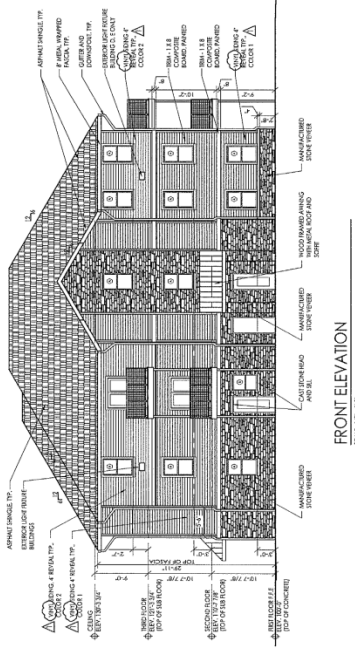
Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone: 515-232-0999 Fax: 515-232-0992



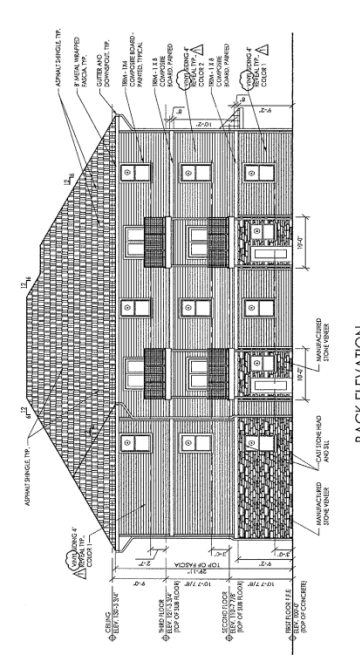
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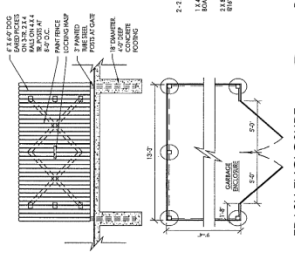
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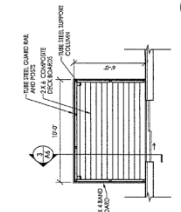
BACK ELEVATION
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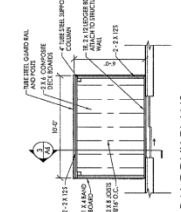
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

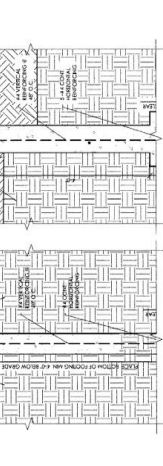
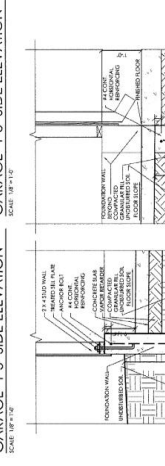
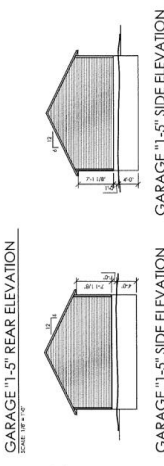
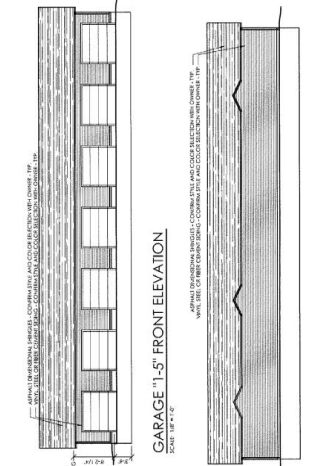
Attachment E- Garage Elevations

Benjamin Design Collaborative, P.C.
 401 Clark Avenue, Suite 200, Ames, IA 50010
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 www.benjaminpc.com

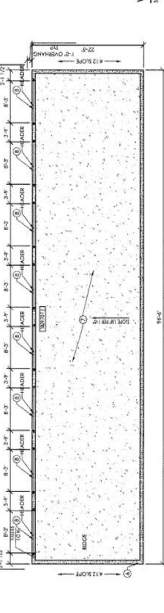
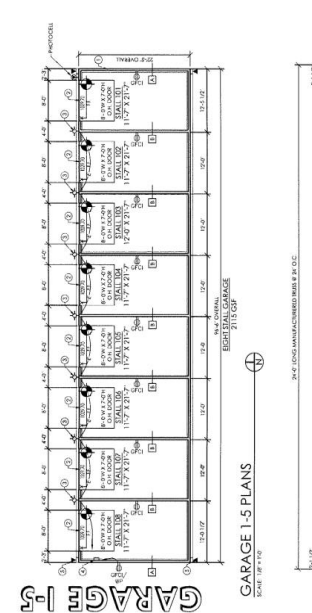
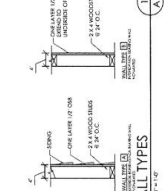
PROJECT ADDRESS:
 848 SOUTH AVENUE, AMES, IOWA 50014

PHASE 2
 5M PROPERTY MANAGEMENT, LLC
 NORTHEN HEIGHTS

DATE: 07-07-11
 PROJECT NO: 20093
 DRAWING NO: GARAGE
 SHEET NO: 1 OF 1

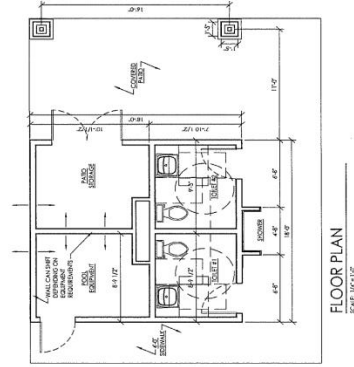
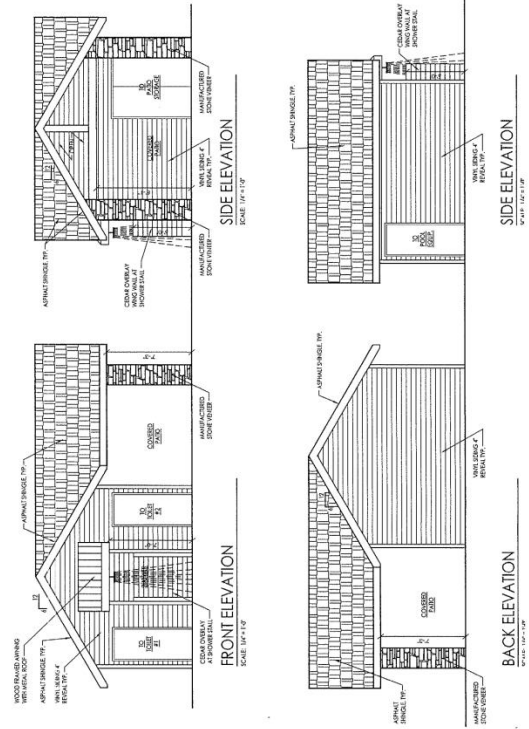
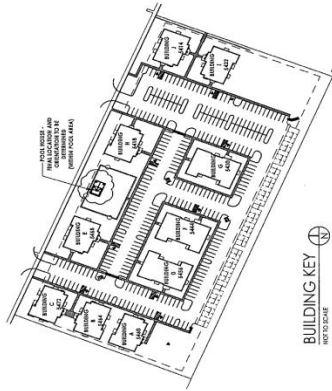


- GENERAL NOTES:**
1. CONCRETE SHALL BE 4000 PSI AND SHALL BE CAST WITH 1% STEEL FIBERS.
 2. CONCRETE SHALL BE CAST WITH 1% STEEL FIBERS.
 3. CONCRETE SHALL BE CAST WITH 1% STEEL FIBERS.
 4. CONCRETE SHALL BE CAST WITH 1% STEEL FIBERS.
- REFERENCED CONSTRUCTION NOTES:**
1. INT'L GARAGE - REFER TO SECTION 05100 FOR CONSTRUCTION DETAILS.
 2. INT'L GARAGE - REFER TO SECTION 05100 FOR CONSTRUCTION DETAILS.
 3. INT'L GARAGE - REFER TO SECTION 05100 FOR CONSTRUCTION DETAILS.
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 9. INT'L GARAGE - REFER TO SECTION 05100 FOR CONSTRUCTION DETAILS.
 10. INT'L GARAGE - REFER TO SECTION 05100 FOR CONSTRUCTION DETAILS.



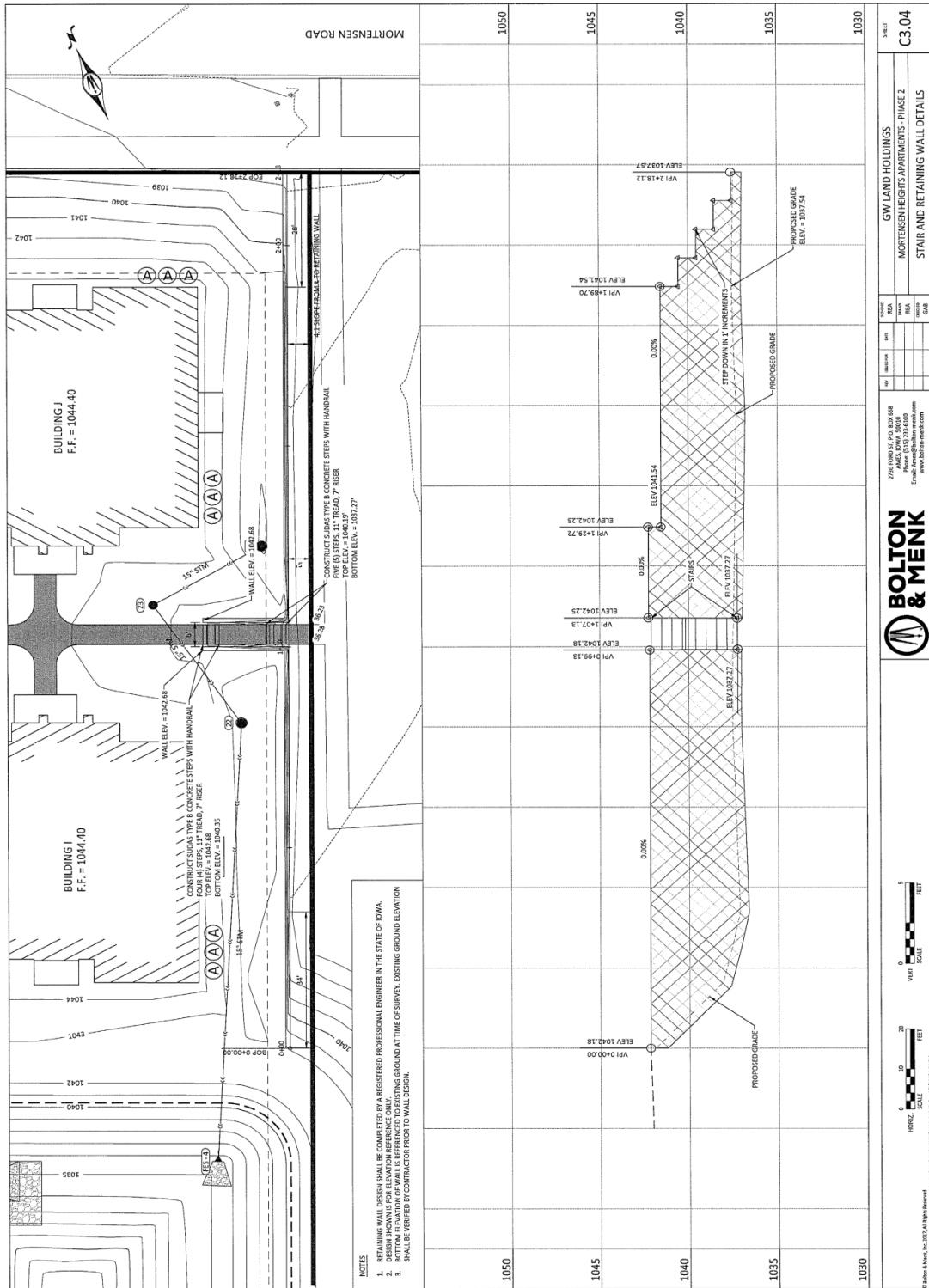
Attachment F- Pool House Elevation

MORTENSEN HEIGHTS PHASE 2 - POOL HOUSE MORTENSEN ROAD, AMES, IOWA 50010



<p>Benjamin Design Collaborative, P.C. 401 Clark Avenue, Suite 200, Ames, IA 50010 PH: 515.283.8888 FX: 515.283.8822 www.benjamin-design.com</p>	<p>PROJECT LOCATION 5414 - 5472 MORTENSEN RD.</p>	<p>MORTENSEN HEIGHTS PHASE 2 DM PROJECT MANAGEMENT, LLC 546 SOUTH AVENUE, AMES, IOWA 50014</p>	<p>DATE: 08-24-17 PROJECT NO: 218233 SHEET NO: 10 POOL HOUSE ELEVATIONS</p>	<p>SCALE: 1/8" = 1'-0"</p>
	<p>PROJECT LOCATION 5414 - 5472 MORTENSEN RD.</p>			<p>DATE: 08-24-17 PROJECT NO: 218233 SHEET NO: 10 POOL HOUSE ELEVATIONS</p>

Attachment G- Retaining Wall Elevation



- NOTES**
1. RETAINING WALL DESIGN SHALL BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.
 2. THE WALL DESIGN SHALL BE BASED ON THE EXISTING GROUND ELEVATION AND THE PROPOSED GRADE ELEVATION.
 3. BOTTOM ELEVATION OF WALL IS REFERENCED TO EXISTING GROUND AT TIME OF SURVEY. EXISTING GROUND ELEVATION SHALL BE VERIFIED BY CONTRACTOR PRIOR TO WALL DESIGN.

SHEET: **C3.04**
 PROJECT: **GW LAND HOLDINGS**
 MORTENSEN HEIGHTS APARTMENTS - PHASE 2
 STAIR AND RETAINING WALL DETAILS

BOLTON & MENK
 2710 FOND DU LAC, BOSS 648
 IOWA CITY, IOWA 52242
 PHONE: 319.333.5100
 FAX: 319.333.5100
 WWW.BOLTONANDMENK.COM

HORIZONTAL SCALE: 1" = 20'-0"
 VERTICAL SCALE: 1" = 4'-0"
 DATE: 08/20/2013 1:30 PM