

**COUNCIL ACTION FORM**

**REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3331 & 3405  
AURORA AVENUE**

**BACKGROUND:**

On November 27, 2017, the City Council approved a Major Site Development Plan for two lots at 3331 (Lot 8) and 3405 (Lot 9) Aurora Avenue in the Village Park Subdivision. This development includes an 8-unit apartment building and an 8-stall garage on each lot. Both lots are zoned as FS-RM (Suburban Residential Medium Density) (See *Attachment A: Location & Zoning Map*).

**The property owner, Hunziker Development Company, LLC, is requesting approval of an amendment to the Major Site Development Plan for changes to the design and building material of the proposed residential buildings along with roof design and siding material on the 8-stall garages.** The general layout of the site and number of units are the same as previously reviewed. No changes are proposed to the storm water management features. Minor changes to the arrangement of shrubs and grasses in the landscape planting areas along the front side of the buildings are also proposed.

Although Section 29.1502(6) of the *Municipal Code* allows for “minor changes” to the approved Major Site Development Plan with staff approval, it has been determined by staff that the proposed changes are not minor in nature due to the overall change in building elevation design and the change in exterior building materials.

The applicant proposes to change the design from more modern/contemporary style to a traditional residential appearance. The proposed changes include use vinyl lap siding and vinyl board and batten siding as the primary exterior material on all sides of the proposed buildings, instead of the galvalume finish corrugated metal siding material that was originally approved. Stone veneer is proposed along the bottom portions of both buildings. The materials change is paired with changes to the architectural look of the building as well. The roof is being redesigned to have a hipped design with dormers and use of asphalt shingles, compared to the approved flat roof design. Painted steel columns are proposed on the street front and rear facing facades that help support. A wood frame covered entry with standing seam metal roof is being placed on the front and rear facades over the main entrances to the buildings. Façade relief is provided on all sides of each residential building. (See *Attachment C: Proposed Elevations*).

The general footprint of the redesigned buildings on each lot is increasing to 5,200 square feet (70' X 74' 6") from the 4,000 square foot original proposal. The garage size is increasing slightly from 2,160 to 2,202 square feet (91' 8" X 24'). This represents a 1,243 square foot impervious area increase on each lot. The parking and sidewalk areas at 7,196 square feet did not change in size. The impervious area totals 14,599 square feet

which covers 72% of each lot. The height of the buildings will be 25' on the residential buildings. (*See Attachment B: Major Site Plan Amendment Layout*)

The apartment buildings are oriented so that the front facades of the buildings face Aurora. The façade facing Aurora has the appearance of three front doors at the ground level, one to each unit and a door to a common corridor. The second floor of each building is accessed via main entrances on the east and west sides via a corridor and stairway. Access to the first floor apartment units are provided via dedicated individual entrances on the east and west sides of the building. The notable difference is that first floor units will receive direct outside access as opposed to the upper floor units which will be accessed via the two main single entrances by way of an internal corridor. The number of units in each building remains unchanged at 8 units. Exterior dedicated mechanical room access is located on the south side of 3331 Aurora Avenue and the north side of 3405 Aurora Avenue.

The eight stall garage structures are also proposed to be redesigned to include a gable roof with vinyl lap siding and stone veneer accents instead of galvalume corrugated metal siding. The design includes accent treatments wrapping corners. A concrete stem wall is proposed along the lower portion of the rear of each garage structure and the south façade of the garage at 3331 Aurora and north façade of 3405 Aurora. (*See Attachment B: Proposed Elevations*). The garage structures maintain a north/south orientation with the back side of the structures facing west. The back side of the garage structures face agricultural land located outside the corporate limits of Ames; however, once the land is annexed single-family detached homes are anticipated for this land.

Minor adjustments to the arrangement of landscaping along the front of the buildings were made. Quantities and general requirements are all otherwise unchanged and meet the landscape standards in the zoning ordinance. These minor adjustments could otherwise be approved by themselves via a minor amendment by staff.

No changes are proposed to the storm water management features, since the added impermeable space is still within the original assumptions of the regional detention facility design.

The City approved three sites within the Village Park subdivision with a similar modern design with a mix of brick and architectural metal siding. This site was the third one of those sites. The other sites are built or under construction north of this site. Use of vinyl siding is common within Ames for multi-family and single-family residential development. Vinyl is typically a compatible material with the surrounding area based on the other apartment buildings that are built in the area. In this case, both the principal building and garage include vinyl siding. Stone accents have also been used on multi-family buildings elsewhere in Ames. Providing a common material treatment on the garage structures corresponding to the treatment on the principal building enhances the aesthetic compatibility of the site. Hipped and gabled roofs are common across Ames on both principal and accessory residential structures on both single and multi-family residential

properties as are covered decks on numerous multi-family sites.

### **Planning & Zoning Commission Recommendation:**

At the February 6<sup>th</sup> Planning & Zoning Commission meeting the Planning & Zoning Commission voted 5-0 to recommend that the City Council approve the Major Site Plan Amendment at 3331 and 3405 Aurora Avenue.

### **ALTERNATIVES:**

1. The City Council can approve the request with the changes proposed by the applicant for the Major Site Development Plan Amendment for 3331 and 3405 Aurora Avenue.
2. The City Council can deny the proposed changes for 3331 and 3405 Aurora Avenue.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

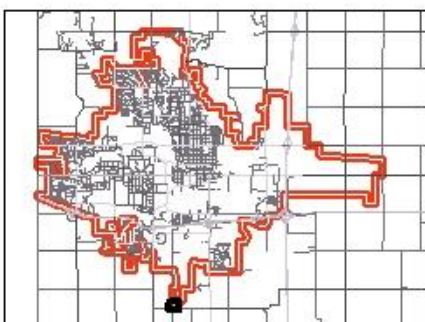
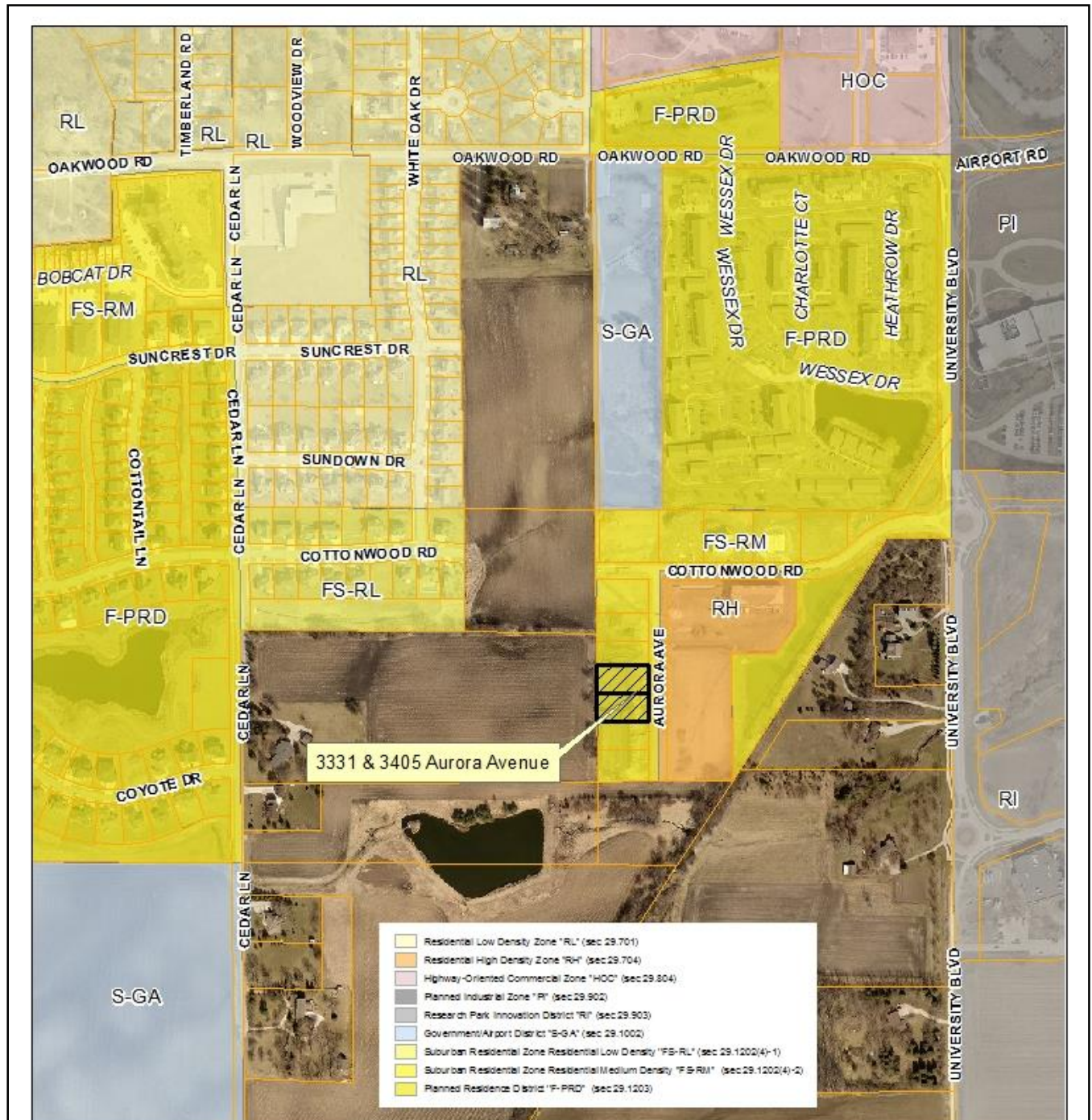
### **CITY MANAGER'S RECOMMENDED ACTION:**

When City Council approved the Major Site Development Plan for development of the properties addressed as 3331 and 3405 Aurora Avenue, it determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). Staff believes that the overall consistency with the Major Site Development Plan criteria is maintained for the project with the proposed changes.

The requested Major Site Development Plan amendment affects the design of the principal buildings and garage structures located on each lot. The primary change of building design and materials is generally compatible with the surroundings.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request for the Major Site Development Plan Amendment for 3331 and 3405 Aurora Avenue.**

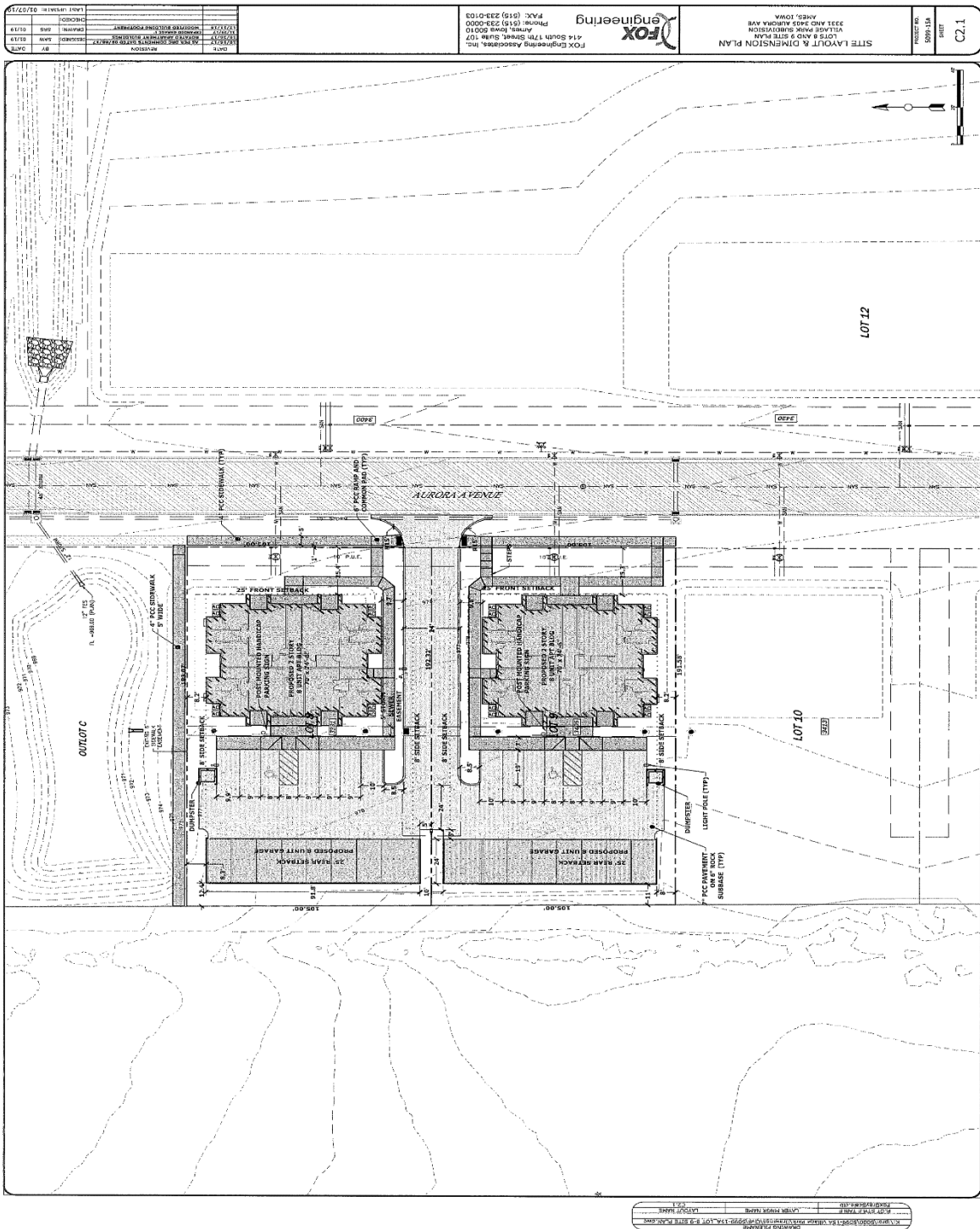
## Attachment A- Location & Zoning Map



## Location & Zoning Map 3331 & 3405 Aurora Avenue



0 175 350 700 1,050 Feet



## Attachment C – East & West Exterior Elevations



**HCS**  
builders, inc.  
3405 AURORA AVE.  
AMES, IA 50014  
Phone: (515) 233-4490  
Website: www.hcsbuilders.com

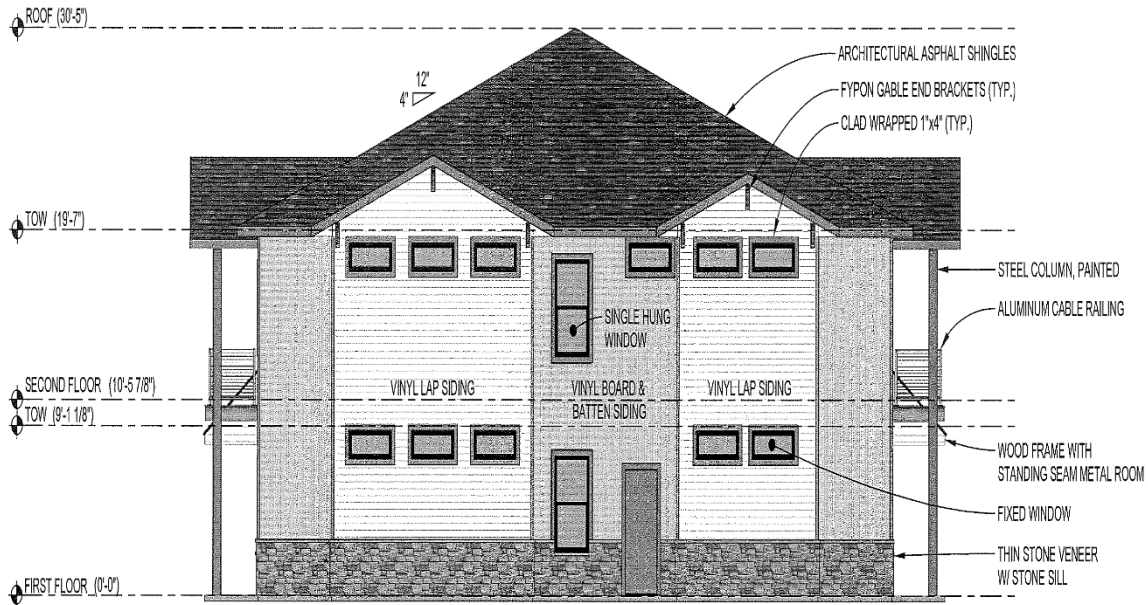
Project: **8 PLEX APARTMENT**  
Drawing Title: **ELEVATIONS - E & W**

3405 AURORA AVE.  
AMES, IA 50014  
LOT #9  
VILLAGE PARK

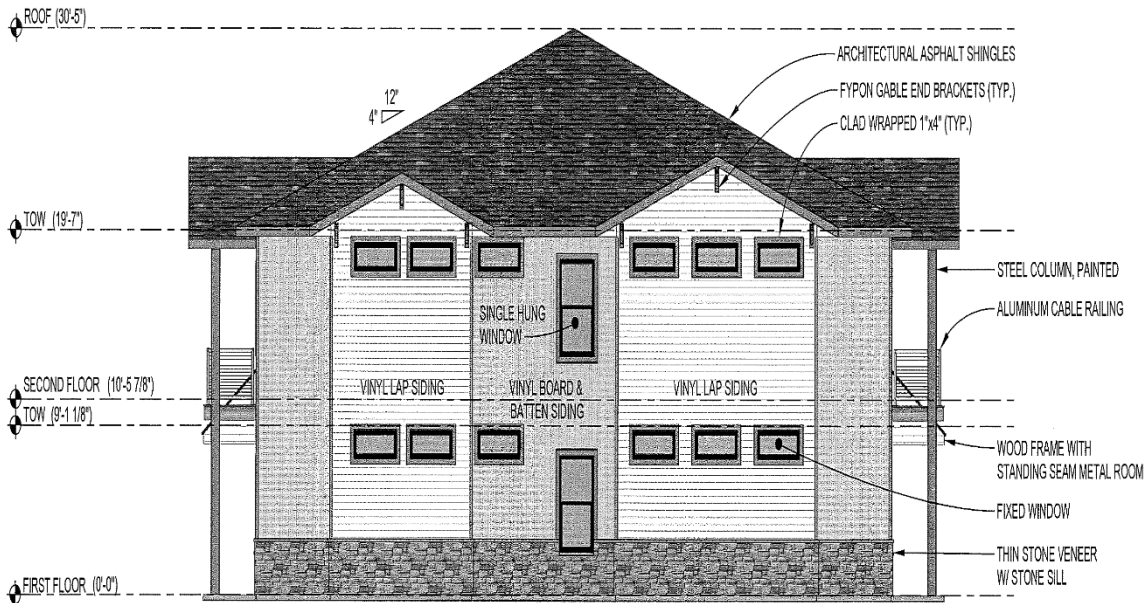
Scale: 1/8"=1'-0"  
Date: 1/17/19  
Drawn By: R.F.

**A4**  
of 7

## Attachment C- North & South Exterior Elevations



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



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

**HCS**  
builders, inc.  
Ames, IA 50010-8009  
Phone: (515) 233-4450  
Website: www.hcsbuilders.com

Project: 8 PLEX APARTMENT  
Drawing Title: ELEVATIONS - N & S

3405 AURORA AVE.  
AMES, IA 50014  
LOT #90  
VILLAGE PARK

Scale: 1/8"=1'-0"  
Date: 1/17/19  
Drawn By: R.F.

**A3**

of 7

Attachment C- Garage Elevations

