

COUNCIL ACTION FORM

REQUEST: MAJOR SITE PLAN AMENDMENT FOR 3619 STANGE ROAD, PART OF AN INTEGRATED SITE PLAN FOR THE NINETEENTH ADDITION TO NORTHRIDGE HEIGHTS SUBDIVISION.

BACKGROUND:

On August 18, 2020, City Council approved the Integrated Site Plan for Burgie's Coffee & Tea Co. and Fareway Grocery, which includes a concurrent Preliminary Plat and Major Site Development Plan approval (Attachment A – Location Map, B- Zoning). The Final Plat was approved on September 8, 2020, and subsequently recorded. The plat subdivided the 4.06 gross acres of the former lot into two lots: one for Fareway and one for Burgie's. Vehicle and pedestrian access remained the same.

The current request is to amend the Major Site Development Plan only, leaving the platting unchanged. The applicant is requesting to enlarge the approved building (Attachment C – Approved Major Site Plan) for Burgie's Coffee by 93 square feet, resulting in a new building that is 1,795 square feet (Attachment D – Proposed Major Site Plan). The expansion of the building occur at the NE corner and the SW corner of the building. No changes are proposed to the Fareway building lot and no other alterations are proposed on the Burgie's property beyond corresponding modifications to landscaping for the enlarged footprint.

An Integrated Site Plan allows for the subdivision of a site into individual lots with consideration of the site in its entirety for evaluating access, circulation, maintenance, and compliance with certain zoning development standards (setbacks, landscaping, parking, etc.) that would otherwise apply to individual lots. Approval of an Integrated Site Plan allows for more flexible application of most development standards through the approval of the Major Site Development Plan, although the overall site must meet all minimum standards. Concurrent review of a Major Site Development Plan and Preliminary Plat is required as part of the Integrated Site Plan approval process. *As no changes are proposed to the plat, references, or lot standards themselves, this amendment is being processed only as a Major Site Development Plan.*

The new lot configuration subdivided the existing Fareway Grocery property into two developable lots. The Integrated Site Plan enables the two new lots to share the existing parking, the maximum building coverage requirement (45%), and the minimum landscaped area requirement (25%). The revised total building coverage proposed is 20.24%; the revised total landscaped area proposed is 25.12%. The proposed lots both have frontage on a public street. A note on the plat indicates the entire site will have shared access and parking for both lots.

The proposed Major Site Development Plan (Attachment D) accounts for all building configurations, uses, and features of the site layout. The new building will have 1,795 square feet; the current Fareway is 34,000 square feet.

When the Fareway was approved in August of 2008, the minimum parking requirement for a grocery store was one space per 150 square feet. The parking requirement for Retail Sales and Services-General is now one space per 300 square feet. As a result of this citywide change, the current requirement for Fareway is 113 parking spaces. There are currently 187 parking spaces provided. The new development will reconfigure 14 spaces leaving a total of 182 parking spaces. This leaves 69 parking spaces available for Burgie's Coffee. Fast Food Restaurants are required to have 12 spaces per 1,000 square feet in the dining or waiting area. The current, proposed redesign of Burgie's Coffee will have 873 square feet in the waiting and dining area, requiring 10 spaces. This is one more than the original approval, but within the allowed parking available across the lots. Both areas of the plat will have shared access and parking, though the spaces nearest the proposed Burgie's Coffee will be used for the new building. On-site bicycle parking is to be provided at the southeast corner of the new building.

No traffic improvements are being required as part of this Major Site Plan Amendment as all driveways were determined to operate acceptably.

The site requires front yard landscaping along Stange Road (location of the street frontage for development of the new Lot 2), including overstory trees, shrubs, and grasses. The proposed plan complies with the non-residential, front yard requirements of Sec. 29.403(1)(A)(i)(d).

Notice was provided to property owners within 200 feet of the site and by posting of sign on the site.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on October 21st and voted 4-0-0 to recommend that the City Council approve the Major Site Plan Amendment for 3619 Stange Road with the following stipulations:

- i. Correct the following:
 1. The label for the required bike rack, currently denoted as a sign.
 2. The Total Building Area and Building Coverage on C1.01.
 3. The parking calculation, which should be 12 spaces / 1000 square feet of dining area (the total required spaces comes to the same number) on C1.01.
- ii. Compliance with the City's Outdoor Lighting Code as approved by staff.

ALTERNATIVES:

1. Approve the Major Site Development Plan, subject to the following stipulations:
 - i. Correct the following:
 1. The label for the required bike rack, currently denoted as a sign.
 2. The Total Building Area and Building Coverage on C1.01.
 3. The parking calculation, which should be 12 spaces / 1000 square feet of dining area (the total required spaces comes to the same number) on C1.01.

- ii. Compliance with the City's Outdoor Lighting Code as approved by staff.
2. Approve the request for a Major Site Plan Amendment, for the properties at 3619 Stange Road, with modified conditions.
3. Deny the request for a Major Site Plan Amendment for the properties at 3619 Stange Road if the Commission finds that the City's regulations and policies are not met.
4. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Site Plan Amendment is a small modification from the approved Major Site Plan, part of an Integrated Site Plan for Fareway and Burgie's. The developer seeks to make modifications to the approved building to add 93 square feet. This change will still result in a development that complies with minimum landscaping, minimum parking requirements, and all other development regulations pertaining to an Integrated Site Plan. The small increase in square footage allowed for interior changes for seating and services for customers.

The proposed new use, coffee shop, complements the existing grocery store and that of the nearby commercial and residential areas. With the conditions of approval, staff finds that the project meets the design principles of an Integrated Site Plan, subdivision standards, and the standards of the Major Site Development Plan.

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 a Major Site Plan Amendment for the properties at 3619 Stange Road with the noted stipulations.

ADDENDUM

PROJECT DESCRIPTION:

The project site is a parcel of land totaling 4.06 acres fronting on Bloomington and Stange Roads. Vehicle access is only from Stange Road. The proposed development will divide the existing lot into two lot: the larger lot containing the existing Fareway will be 3.66 acres; the smaller lot to contain Burgie's Coffee is 0.4 acres.

Parking. The parking for the development will all be on Lot 1 (Fareway). Shared access and parking agreements are required. A note is on the Final Plat, as required, that states all parking areas, drives, sidewalks, fire lanes, etc. are for the common use of all lots within the subdivision. Adequate parking, as required by the Zoning Code, is provided. The addition to Burgie's increases that building's parking requirement by one space. The site will retain ample parking spaces to accommodate both uses.

Lot #	Building/Suites	Proposed Use	Size of Use	Parking Ratio Requirement	Parking Spaces Required	Parking Spaces On-Site after Reconfiguration
1	Fareway Grocery	Grocery Store	34,000 Sq. Ft.	1/300 Sq. Ft.	113	182
2	Burgie's Coffee & Tea Co.	Coffee Shop	1,795 Sq. Ft. (873 Sq. Ft. of dining & waiting area)	12/1,000 Sq. Ft. in dining or waiting area	10	

Landscaping. Convenience General Service zoned properties are required to adhere to the landscaping requirements in Sec. 29.403 and to provide a minimum of 25% open space. The benefit of the Integrated Site Plan is that this 25% can be applied across the entire development rather than on a per lot basis. The amount of open space provided meets the 25% requirement. This open space area is made of green space principally along the perimeter of the site.

The proposed amount of landscaping will shrink from 44,518 square feet (25.18% of the site) to 44,419 square feet (25.12% of the site). The requirements of the CGS Zoning District will still be met.

Landscaping is required for Lot 2 and the adjacent parking on Lot 1. The landscaping for Fareway was compliant at the time of development and no alterations to that approved plan are required. The required number of trees is provided on Lot 2 along Stange Road. Existing trees are within the right-of-way for Stange Road. The required planting depth is shown. The landscaping calculations for shrubs and grasses match the amount as calculated by Staff. The new landscaping will have five overstory trees, 48 shrubs, and 72 grasses.

Overstory trees are required for new development. Existing trees in the parking lot median between the proposed building and Fareway are ornamental. The applicant has agreed to replace all four ornamental trees with four overstory trees in the same locations.

All sidewalks along public streets exists and will remain. Private sidewalks will be provided along buildings and connection will be provided to public walks.

Building Elevations. Building elevations are included in this report. (Attachment E – Building Elevations). The CGS zoning mandates architectural standards, including architectural theme, height, materials, façade treatment, roof design, and pedestrian entrances.

The building is similar in scale (one story) and in material (brick) to other nearby buildings. The brick will be light color, with two complementary shades. The altered facades will comply with the CGS Zoning District requirements.

The new structure will have a drive-through on the west side. Vehicles will enter the queue for the window to the north.

The west façade facing the parking lot does not comply with the requirements in Sec. 29.810(4)(d)(ii). This regulation requires that the façade be “subdivided and proportioned by openings, such as windows or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade.” The applicant has agreed to add an arcade, arbor, or awning to comply with this requirement.

The building elevations do indicate lighting will be located on the buildings. Fixture information was not provided. It should be noted that all lighting on buildings and in parking areas will need to comply with the City’s Outdoor Lighting Code.

Infrastructure. The site is fully served by City infrastructure. Electric Services will be supplied by the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site.

Storm Water Treatment. The site is subject to conformance with Municipal Code Chapter 5a and 5b requirements for storm water control and treatment. The Public Works Department has reviewed the submitted plans and has concluded that existing stormwater facilities can handle the increased runoff from the construction of the building.

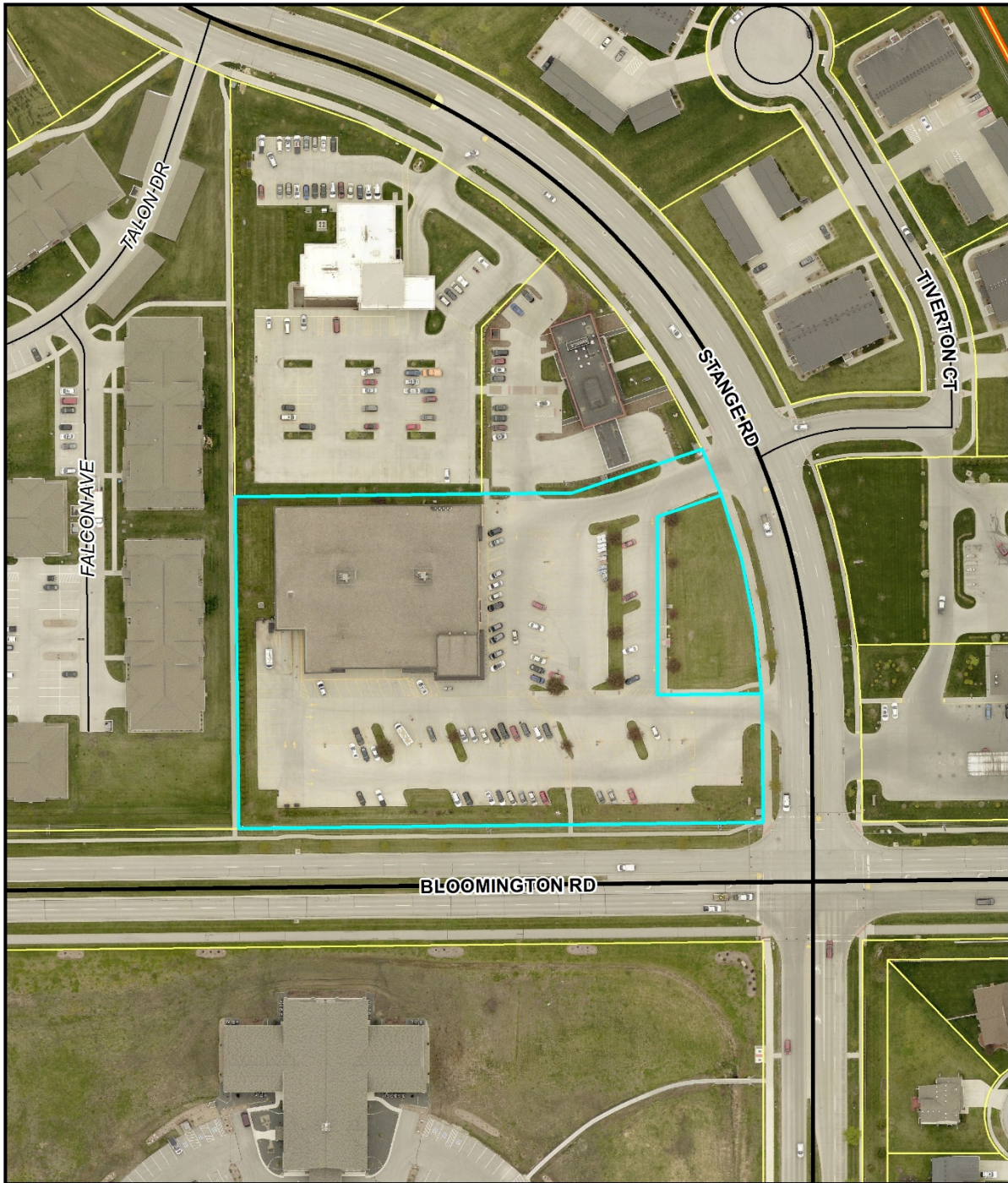
Access/Traffic. Vehicular access is currently provided to the site from Stange Road. The existing vehicular access points will remain in the same location and configuration. The northern entrance will be restriped to provide a left-turn lane for the parking and drive-through for Burgie’s. An existing ingress / egress easement, providing access to a Bankers Trust branch, at the north entrance will remain.

Major Site Development Plan Criteria.

The standards 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. See Attachment F for a full review of the individual Development criteria for the Major Site Development Plan. There are no changes to the original findings as a result of the amendment.*

Attachment A

Location Map

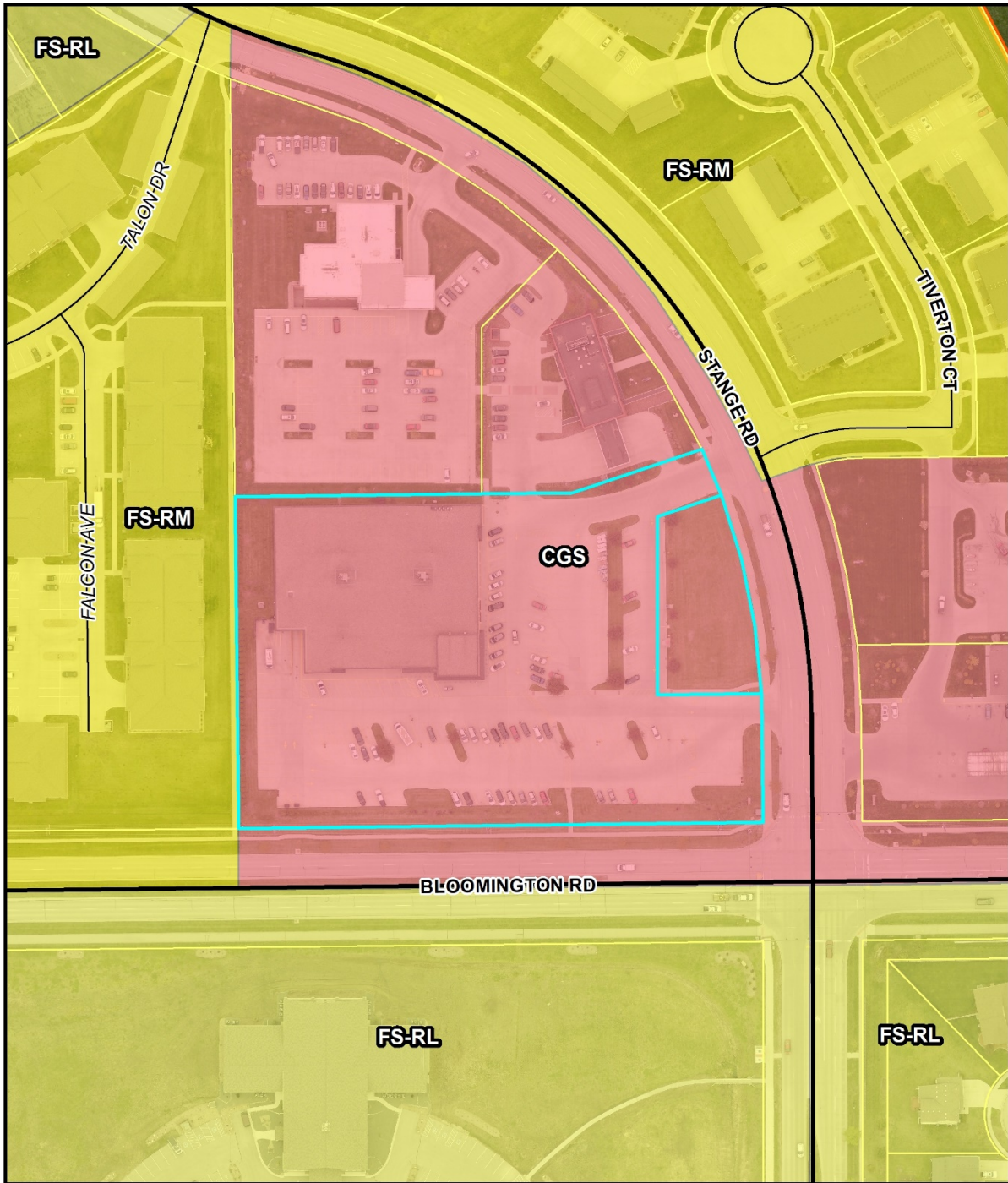


Major Site Development Plan

3619 Stange Road

Attachment B

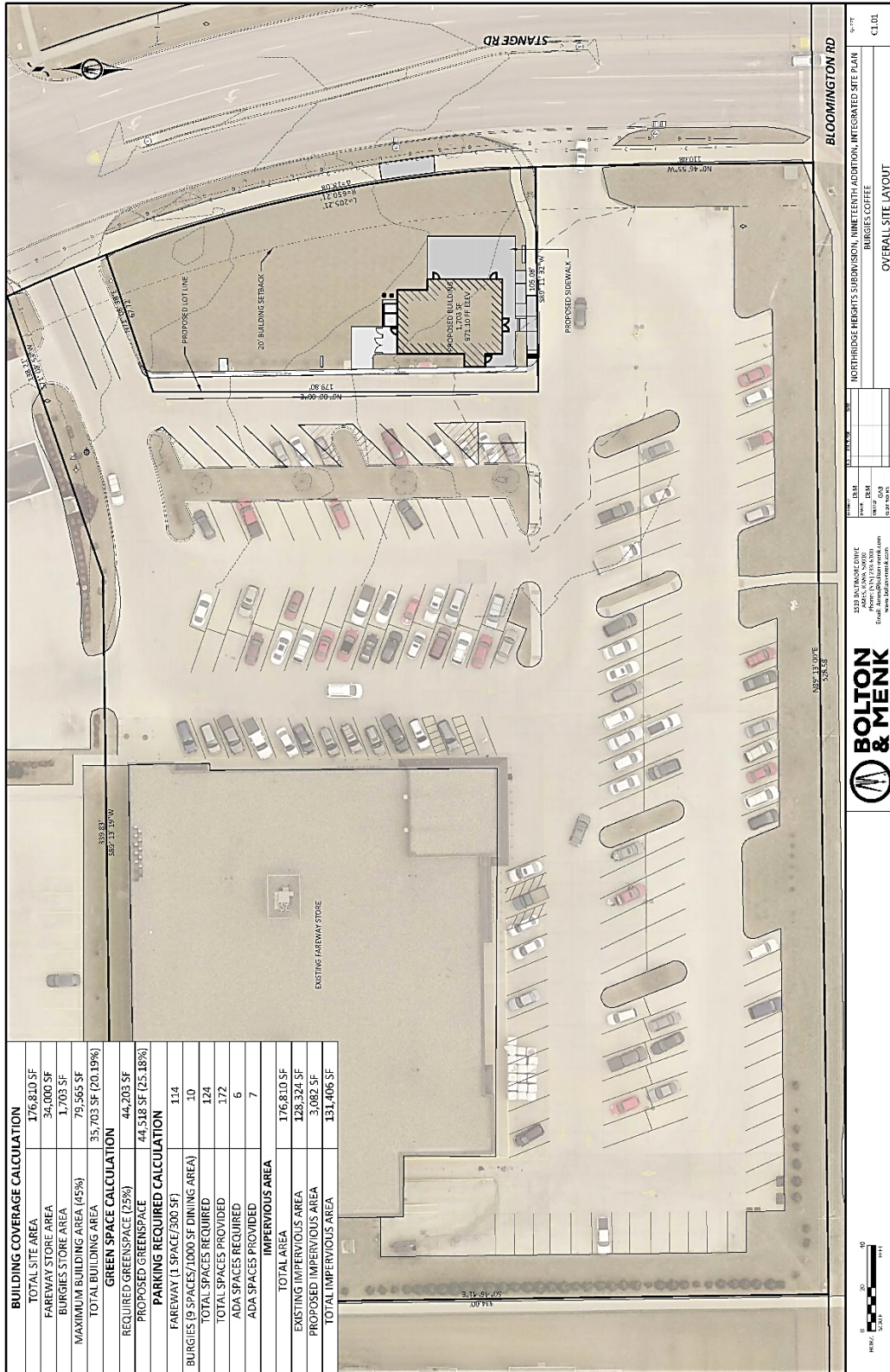
Zoning Map



**Major Site Development Plan
3619 Stange Road**

Attachment C

Approved Major Site Plan



BUILDING COVERAGE CALCULATION	
TOTAL SITE AREA	176,810 SF
FAREWAY STORE AREA	34,000 SF
BURGIES STORE AREA	1,703 SF
MAXIMUM BUILDING AREA (45%)	79,565 SF
TOTAL BUILDING AREA	35,703 SF (20.19%)
GREEN SPACE CALCULATION	
REQUIRED GREENSPACE (25%)	44,203 SF
PROPOSED GREENSPACE	44,518 SF (25.18%)
PARKING REQUIRED CALCULATION	
FAREWAY (1 SPACE/300 SF)	114
BURGIES (9 SPACES/1000 SF DINING AREA)	124
TOTAL SPACES REQUIRED	172
TOTAL SPACES PROVIDED	172
ADA SPACES REQUIRED	6
ADA SPACES PROVIDED	7
IMPERVIOUS AREA	
TOTAL AREA	176,810 SF
EXISTING IMPERVIOUS AREA	128,324 SF
PROPOSED IMPERVIOUS AREA	3,062 SF
TOTAL IMPERVIOUS AREA	131,406 SF

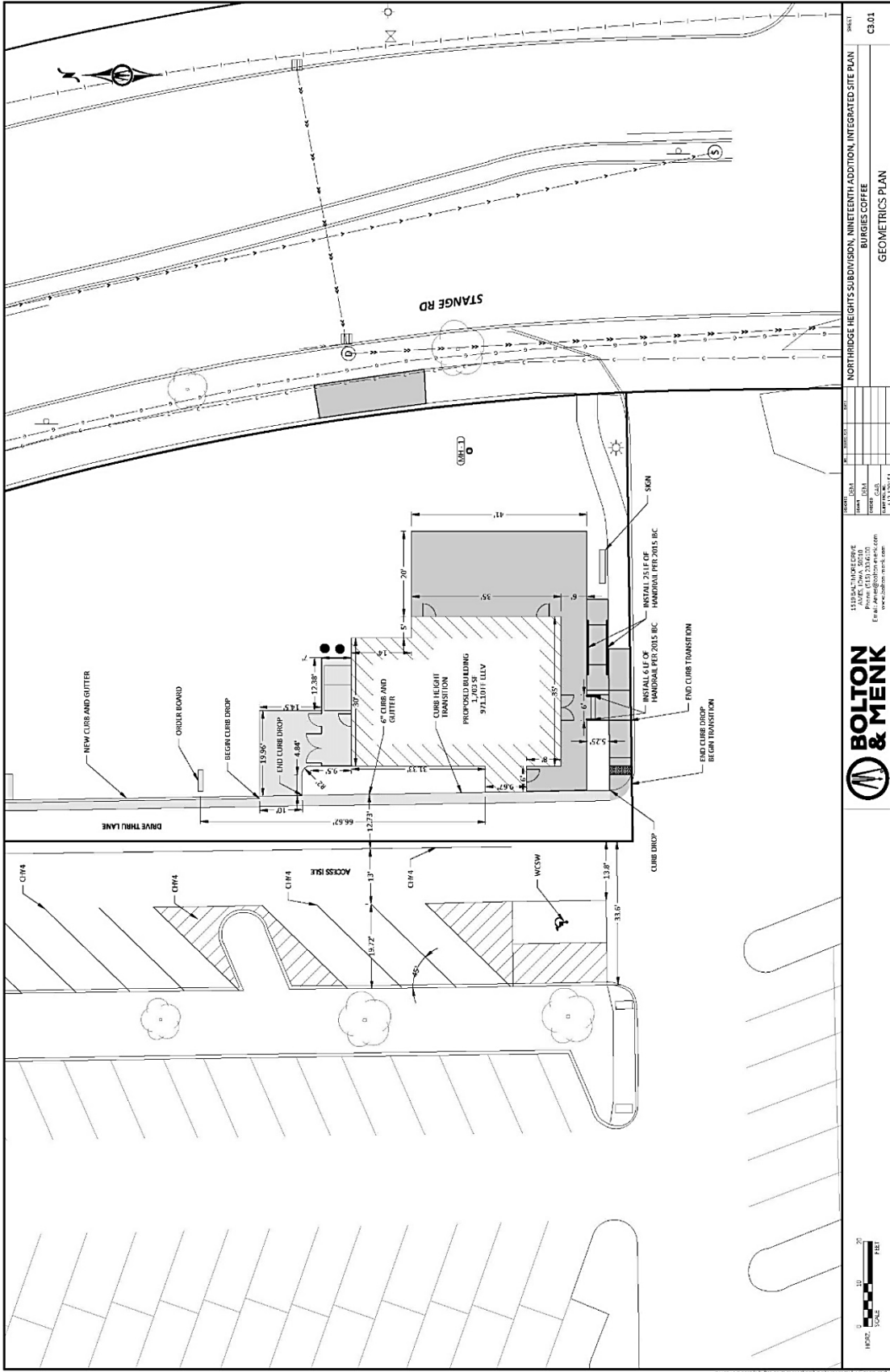


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DATE: 08/23/2023
 DRAWN BY: ESK
 CHECKED BY: JAC
 SCALE: 1" = 40'-0"

NORTH RIDGE HEIGHTS SUBDIVISION, NINETY-NINTH ADDITION, INTEGRATED SITE PLAN
 BURGIES COFFEE
 OVERALL SITE LAYOUT
 C1.01





SHEET
C3.01

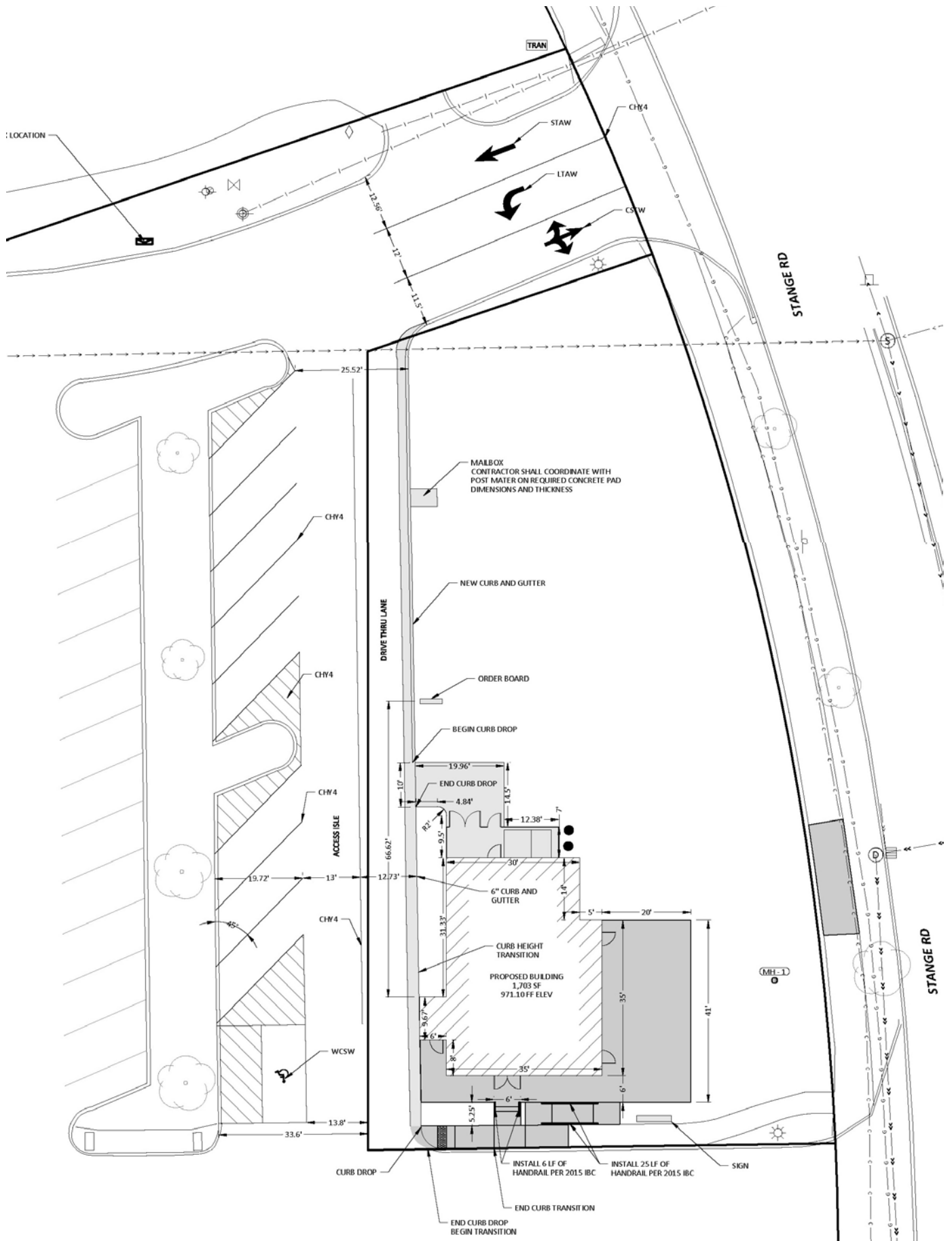
NORTHIDGE HEIGHTS SUBDIVISION, NINETEENTH ADDITION, INTEGRATED SITE PLAN
BURGES COFFEE
GEOMETRICS PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	01/11/2024	JM	MS
2	ISSUED FOR PERMITS	01/11/2024	JM	MS
3	ISSUED FOR PERMITS	01/11/2024	JM	MS
4	ISSUED FOR PERMITS	01/11/2024	JM	MS
5	ISSUED FOR PERMITS	01/11/2024	JM	MS

1515 CALDWELL DRIVE
PHOENIX, AZ 85024
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WWW.BOLTON-AND-MENK.COM

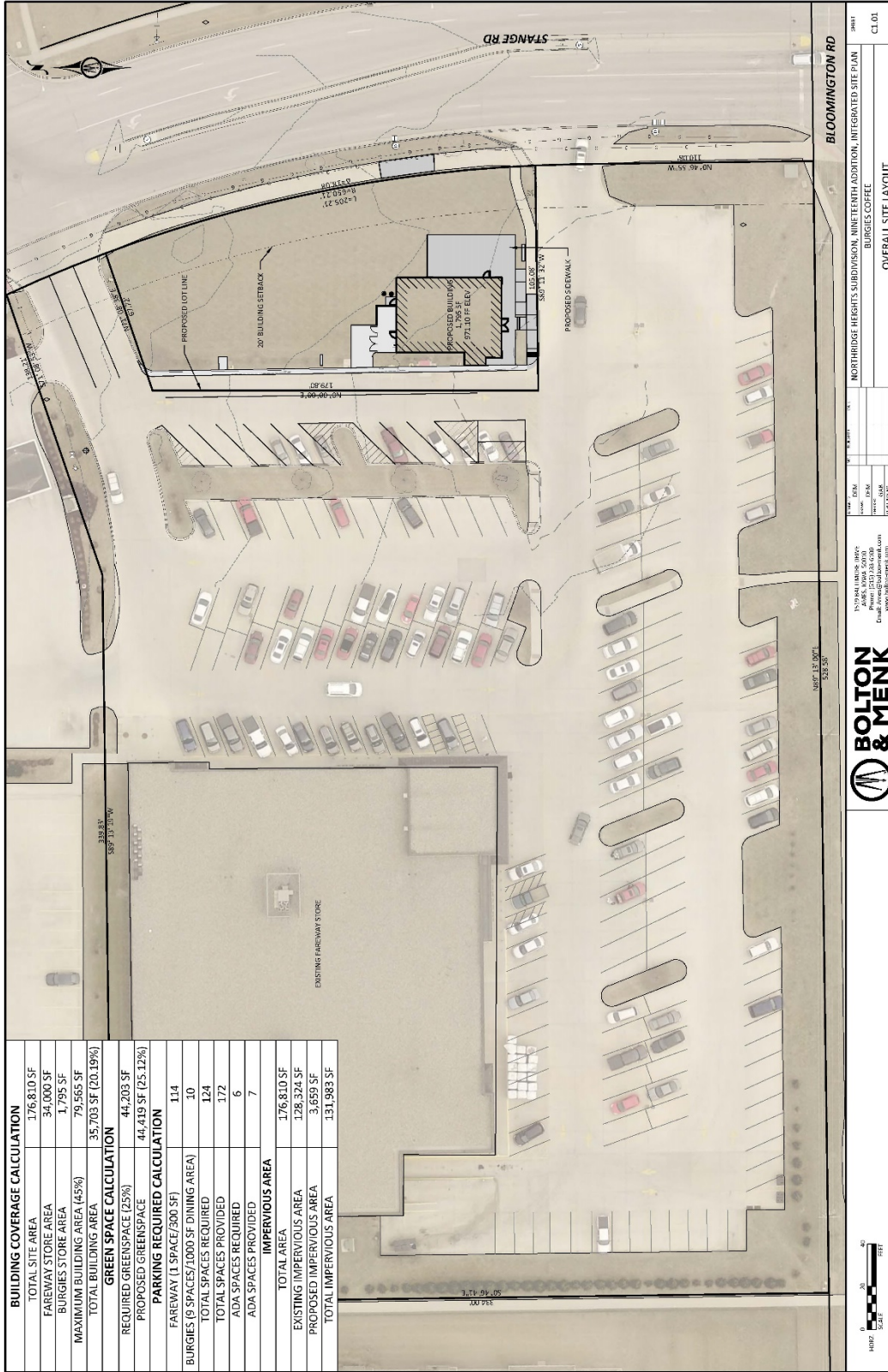
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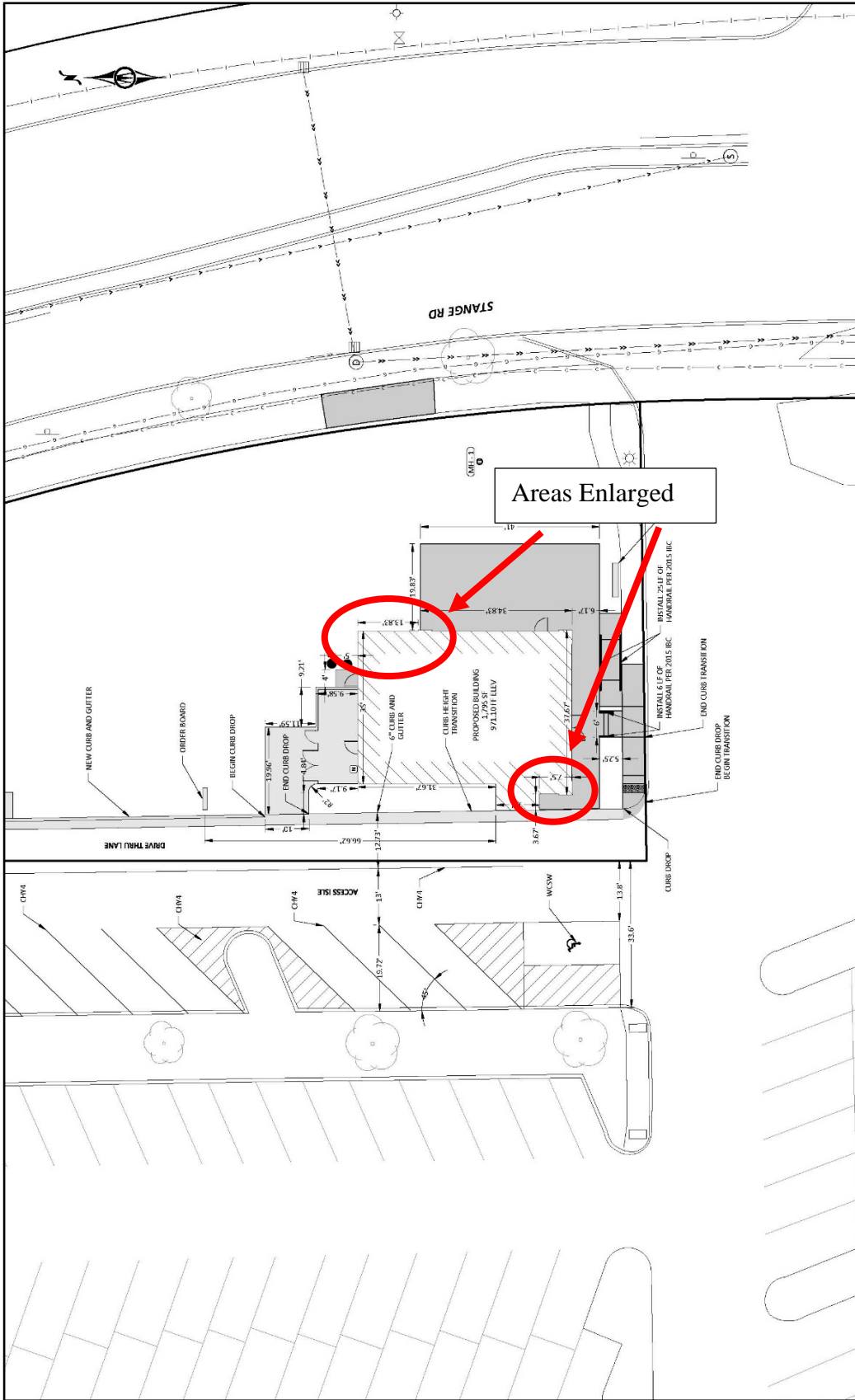


Attachment D

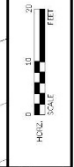
Proposed Major Site Plan



BUILDING COVERAGE CALCULATION	
TOTAL SITE AREA	176,810 SF
FAREWAY STORE AREA	34,000 SF
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ADA SPACES PROVIDED	7
IMPERVIOUS AREA	
TOTAL AREA	176,810 SF
EXISTING IMPERVIOUS AREA	128,324 SF
PROPOSED IMPERVIOUS AREA	3,659 SF
TOTAL IMPERVIOUS AREA	131,983 SF

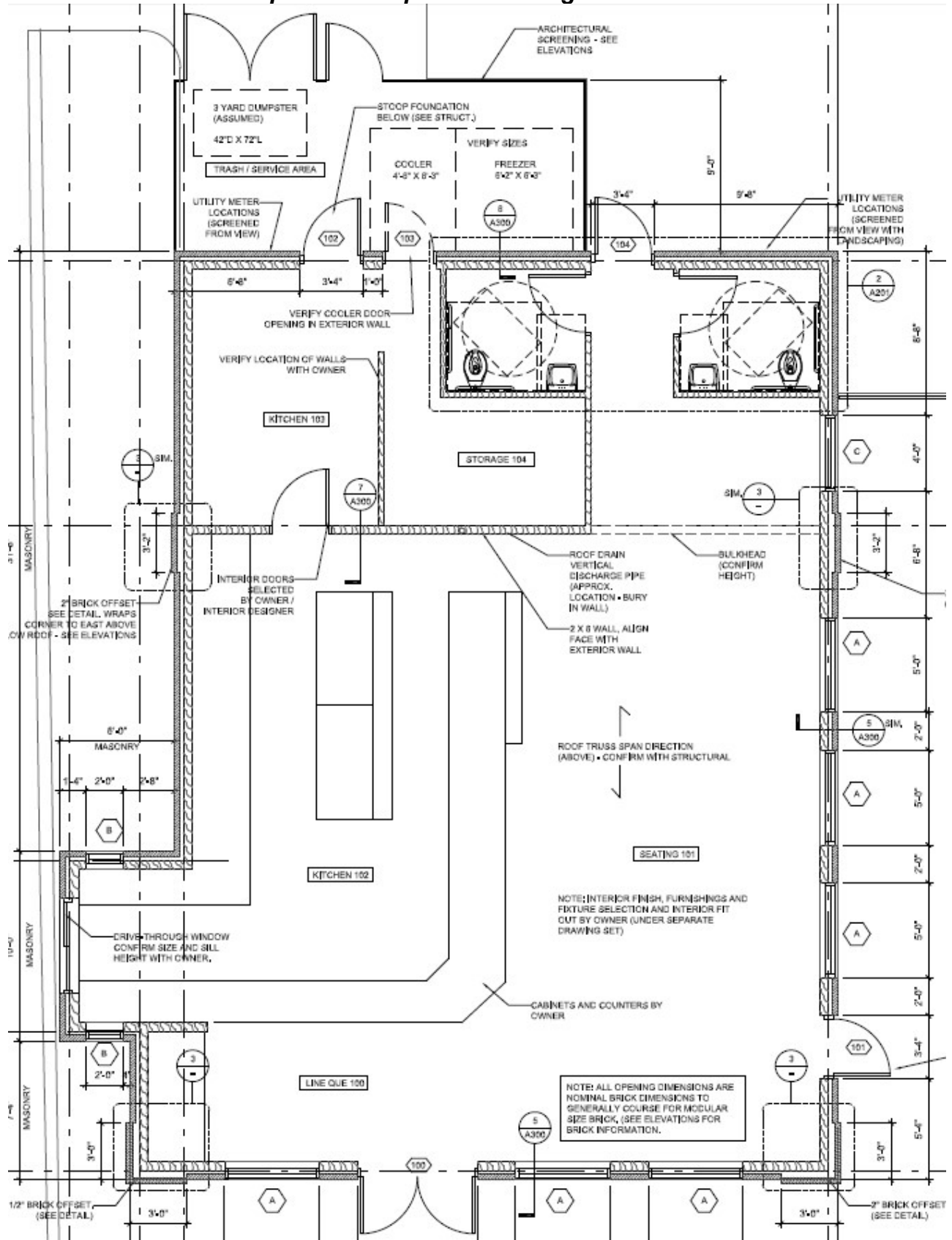


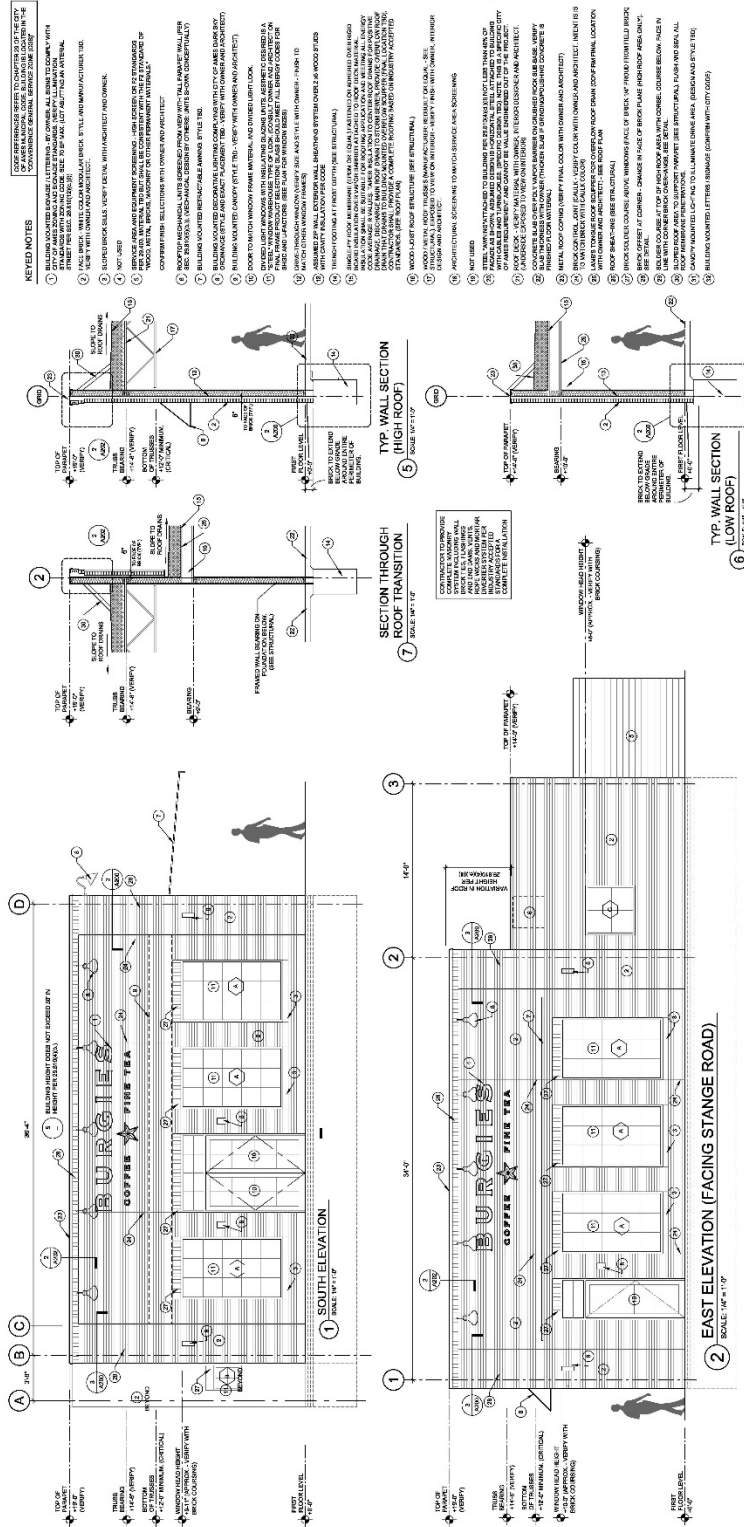
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DATE	12/11/2018
PROJECT	BURGIES COFFEE
SCALE	1:18 SCALE
DATE	12/11/2018
11815 N. WINDYBROOK DRIVE JAMES, OVA 22010 Phone: 703.329.4400 Email: jmenk@boltonmenk.com www.boltonmenk.com	



Attachment E

Proposed Floorplan & Building Elevations





Attachment F

Major Site Development Plan Criteria

- 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 proposed development and is satisfied that the regional detention will be able to handle the increase in impervious coverage created by the new building and its accompanying patio.

- 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 the proposed development. There are no offsite upgrades needed to serve the site for any utility.

- 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 for access and circulation. The main access to the site is from Stange Road, a public street. The site also fronts on Bloomington Road.

- 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, the flatness of the parcel, and the distance from a floodplain.

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

The developer is working with the existing topography of the site, which is generally flat. The disturbed areas of the site, the new Lot 2, are required to come into compliance with current landscape requirements.

- 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.***

The proposed development will continue to take access from Stange Road using the existing vehicular entrances. North-bound automobiles will continue to turn left onto the property from the northern curb cut; south-bound automobiles will continue to turn

right at either of the two entrances. The northern entrance will be restriped to create one outbound lane and two inbound lanes: one to go straight towards Fareway and the other to turn left towards Burgie's.

Angled parking is oriented so that vehicles entering from the northern entrance can turn left and go south into the parking spaces or the drive-through. All interior private sidewalks will continue to connect with the public sidewalk system that is already in place.

The Ames Traffic Division reviewed the project and the vehicle access and is satisfied with the configuration and the changes to the interior of the site. Of concern was the truck delivery to the Fareway Grocery, which accesses the property from the northern entrance. Trucks wend their way through the parking to the loading dock on the southwest side of the existing building. The applicant has addressed this concern by proposing to restripe the northern entrance with an incoming lane for heading west towards Fareway, an incoming lane for heading south towards Burgie's Coffee, and an outgoing lane for turning in either direction onto Stange Road.

- 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 existing site parking areas will be retained. The new Burgie's Coffee building and its landscaping will provide significant greater screening of the parking lot than currently exists. A new ADA compliant parking space will be provided near the Burgie's entrance.

A new dumpster enclosure is on the north side of Burgie's.

The applicant is proposing 9 new trees, 48 new shrubs, and 72 new grasses for the landscaping.

- 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.***

All existing access into the development will remain at their existing locations. No new driveway entrances will be created.

- 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.***

All lighting will be required to comply with the City's Outdoor Lighting code, Section 29.411. Building lighting must also meet downlighting requirements.

- 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 development is not expected to generate any 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 proposed development complies with the site coverage requirements, which in CGS requires a minimum of 25% landscaped area. The site proposes 25.12% landscaped area.

The proposed layout of the development is consistent with surrounding commercial development. The surrounding commercial structures are all single-story. The maximum allowable building height is 30 feet; the proposed structure is 19 feet, 4 inches to the top of the parapet wall.

The development complies with all minimum setbacks.

The approval of an Integrated Site Plan allows some benefit by allowing some site development regulations to be applied across the entire site rather than on an individual lot basis allowing for a more condensed site compared to individual lot development.