

COUNCIL ACTION FORM

REQUEST: AMENDMENT TO THE DOMANI PLANNED RESIDENCE DISTRICT (F-PRD) MAJOR SITE DEVELOPMENT PLAN AMENDMENT AT 2200 OAKWOOD ROAD

BACKGROUND:

The property owner, Pinnacle Properties Ames, LLC, requests a major amendment to the approved Domani Planned Residence District. The property comprises 23.784 acres. The Planned Residence District and preliminary plat for Domani were approved by City Council on September 29, 2020. At that time, it was rezoned from Agricultural (A) to the PRD, which allows for mostly zero-lot-line homes. (See *Attachment A – Location and Existing Zoning Map*.) The final plat for the first addition was approved by the Council on October 27, 2020. **The request for the amendment is to propose changes to setback standards to address Building Code separation requirements while meeting the developer’s design intent for the “zero lot line” patio homes.**

The zero-lot-line homes are not typical of a standard base zone nor is the proposed reduced minimum lot size, thereby necessitating the PRD. At completion of the development, there will be 63 residential lots: 51 zero-lot-line lots and 12 custom-built sites at the south end. The plan also includes a resident clubhouse with swimming pool, five common area outlots, and one subdivision sign outlot at the corner of Oakwood Road and Green Hills Drive. The original report describing the details of the PRD can be found at this link on [Council Agenda for September 8th](#).

The current zoning has each house along one side lot line, then setback at least 10 feet on the opposite side to create a “courtyard,” or private patio space for the homeowner. (Homes abutting the external boundaries of the development will comply with standard setbacks requirements of the base zoning district.) The front setback is 20 feet for the façade and 25 feet for the garage, except on Lots 4, 5, 9, 10, and 11 where the front setback is 8 feet. *Attachment H* depicts the house layout plan for the courtyard homes of the subdivision.

The development of Domani will be broken into three phases (*See Attachment F – Site Plan – Phasing Plan*). Phase 1, the first addition, is already underway with the final plat recorded and construction of the clubhouse begun. The second phase of development will complete the zero-lot-line homes and the final phase will be the 12 custom home lots. The Clubhouse is required through a proposed condition to be under construction prior to development and construction of homes in the 2nd phase and completed prior to initiation construction of homes in the 3rd phase.

Subsequent to the PRD approval, the developer discovered that the proposed siting of the homes with a zero setback caused eave overhangs of property lines and changes in construction requirements for fire rating that is not typical of residential construction.

The previously approved setback standards had the zero-lot-line homes directly abutting one side property line with a 10-foot setback from the opposite side property line. **The new proposed standards for this PRD will have the homes setback 1.5 feet from the zero-lot-line side property line and 8.5 feet from the opposite side property line for most lots, effectively a 10-foot separation.** This will maintain the 10 feet of separation but place the entirety of the house, including the eaves, wholly on a lot.

The exceptions will be Lots 22 and 23. Lot 22 contains the model home, where the foundation has already been poured. The distance between the homes on those two lots will be 9 feet. The Building Code requires a separation of 10 feet between buildings unless the walls are fire-rated for one hour. The applicant has agreed to fire-rate the walls on the east side of the home on Lot 23 and the west side of the home on Lots 22 to account for the reduced separation. As a result, Lot 23 will also only have a 7.5-foot side yard setback to the east.

The PRD as approved also allowed for reduced setbacks of 20 feet for the front yard. Five lots (4, 5, 9, 10, & 11) by the corner of Green Hills Drive and Cottonwood Road had alternate setbacks, as laid out in the original zoning. These homes had 8-foot front setbacks rather than 20. Of these, Lots 5 and 11 are on corners, as is Lot 40. The setbacks on these reduced front setback lots is now further clarified to address both street frontages and the garage location in greater detail.

The new standards being proposed will also allow for the encroachment of porches into the front setback. The Zoning Code (Sec. 29.402(2)(iii)) already allows a porch to encroach by 8 feet front setbacks (a porch is defined as being open). Note that on corner lots no encroachment is permitted within the reduced front yard along the street.

Domani Setbacks & Development Requirements		
Front Setback for Enclosed Building		18'
Front Setback for Open Porch on (<i>model home</i>) Lot 22		13.5'
Front Setback for Open Porch on all lots except Lot 22		15'
Garage Setback		20'
Side Setback for Zero-Lot-Line		1.5'*
Side Setback Opposite Zero-Lot-Line on all lots except Lot 23		8.5'
Side Setback Opposite Zero-Lot-Line on Lot 23		7.5'
Rear Setback		1.5'*
Lots 4, 5, 9, 10, 11, 40	Front Setback for Enclosed Building	8'
	Front Setback for Open Porch	5'
	Garage Setback except on Lot 40	8'
	Garage Setback on Lot 40	20'
	Side Setback for Interior Lot – Zero-Lot-Line	1.5'*
	Side Setback for Interior Lot – Opposite Zero-Lot-Line	8.5'
	Side Setback, Corner Lot, Street Side	8'
	Side Setback, Corner Lot – Porch	8'

	Street Side	
	Side Setback, Corner Lot Interior Side	1.5'*
Eaves		*Eaves cannot cross property lines
Minimum Distance Between Houses except Lots 22 & 23		10'
Minimum Distance Between Houses on Lots 22 & 23		9'

The applicant also intends to move several property lines by several feet so that the proposed house plans fit onto the lots. This will have no bearing on the zoning. As a condition of approval, the applicant will make boundary line adjustments subsequent to approval of the PRD amendment and prior to issuance of additional building permits.

The following lots will have their common borders adjusted:

- 63 & 62 (south)
- 40 & 41(north)
- 40 & 39 (west)
- 35 & 34 (south)
- 23 & 22 (west)
- 22 & 23 will both have their rear lot line move south into the common lot

The proposed changes create adjustments to building placements, but maintain the overall design intent of the original PRD.. A complete analysis of the development with the F-PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the Addendum and Attachments. *See Attachment C, Findings Regarding Planned Residence District (F-PRD) Development Principles; Attachment D, Findings Regarding Planned Residence District (F-PRD) Supplemental Development Standards; and Attachment E, Findings Regarding Major Site Development Plan Criteria.*

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on December 16th and reviewed the proposed amendment. No one spoke at the public hearing. The Commission voted 6-0-0 to recommend that the City Council approve the Major Site Development Plan Amendment at 2200 Oakwood Road subject to conditions recommended by staff. Conditions are included with the proposed Alternative #1 that are remaining for the project and reflective of the Planning and Zoning Commission's recommendation.

ALTERNATIVES:

1. Approve the Major Site Development Plan Amendment for Domani to modify setbacks and building separation requirements as described in this report and the following conditions:
 - A. Proceed with a boundary line adjustment prior to issuance of buildings permits for additional lots in the development.

- B. Include notes on the Major Site Development Plan that placement of accessory structures is prohibited within the side yards.
2. Approve with modified conditions the request for an Amendment to the PRD for the property at 2200 Oakwood Road.
 3. Deny the request for an Amendment to the PRD for the property at 2200 Oakwood Road, if the Council 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 Planned Residence District (F-PRD) is consistent with Land Use Policy Plan (LUPP) as a specialized zoning tool for encouraging innovative and mixed housing types. The density of development (5.21 units per acre), which will remain as is, does not exceed the low density residential minimum density standards of 7.26 units per acre. The proposal also exceeds the LUPP minimum density expectations of 3.75 dwelling units per acre for Village/Suburban designated areas. The density and number of units remains unchanged in this proposed amendment.

In an F-PRD, the Major Site Development Plan (MSDP) establishes zoning requirements, including building height, maximum number of units, bedrooms and density, site layout, and landscape design. Due to minimum width of the lots and the reduced size, the placement of homes and driveway location are critical to the success for the project. **The proposed plans provide for definition of the character of the zero-lot-line homes with an expectation for house placement. It allows for minor variations in house plan and aesthetics based upon buyer preference.**

With the conditions of approval, staff finds that the project meets the design principles of the F-PRD and complies with the standards of the MSDP. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to recommend that the City Council approve the request for an Amendment to the PRD for the property at 2200 Oakwood Road with the noted conditions.

ADDENDUM

PROJECT DESCRIPTION:

The applicant is proposing to make minor modifications to the Domani Planned Residence Development by adjusting the setbacks for the 51 single-family, zero-lot-line houses in the development. (An additional 12 lots at the south end of the property will not be zero-lot-line.)

No changes are proposed for the density, layout, drainage, phasing, or other design considerations.

Setbacks and Yards

The current front setbacks, as approved on September 29, 2020, are 20 feet to the façade and 25 feet to the garage. The setbacks are reduced to 8 feet for five lots around the corner of Green Hills Drive and Cottonwood Road. The current side setbacks are 0 feet on one side and 10 feet on the other. The following table outlines the modified setbacks, which will allow for the entirety of the homes, including eaves, to be on a single lot and allow for porch projections beyond the front setback.

Domani Setbacks & Development Requirements		
Front Setback for Enclosed Building		18'
Front Setback for Open Porch on Lot 22 (model home)		13.5'
Front Setback for Open Porch on all lots except Lot 22		15'
Garage Setback		20'
Side Setback for Zero-Lot-Line		1.5'*
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	Side Setback, Corner Lot Interior Side	1.5'*
Eaves		*Eaves cannot cross property lines
Minimum Distance Between Houses except Lots 22 & 23		10'
Minimum Distance Between Houses on Lots 22 & 23		9'

The zero-lot-line wall of each house will no longer be right on the property line with a 10-foot setback on the other side. Rather, the 10 feet of distance will be maintained but the homes moved by 1.5 feet to accommodate the eaves on each building.

Lot 22 will contain the Domani model home, the foundation of which has already been poured. The model home and the home on Lot 23 immediately to the west are proposed to be 9 feet from one another, rather than the 10 feet required by the Building Code. The applicant has agreed to build the walls nearest one another to a one-hour fire rating to compensate for this.

Lots 4, 5, 9, 10, and 11 were granted 8-foot front setbacks in the original zoning. That continues in the current request. The setbacks for the homes on the corners, Lots 5, 11, and 40, have also been clarified.

APPLICABLE REGULATIONS:

Land Use Policy Plan (LUPP) Related Goals and Objectives.

GOAL 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a healthier, safe, and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.

GOAL 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

Future Land Use Map.

The Land Use Policy Plan Future Land Use Map designates the property as Village / Suburban Residential, the designation given upon annexation for land designated in the Ames Urban Fringe Plan (AUFPP) as Urban Residential.

See Attachment B, LUPP Future Land Use Map.

Proposed Zoning.

Ames Municipal Code Chapter 29, Section 15007, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.

The existing and proposed zoning is Planned Residence District (F-PRD) which is permissible with any underlying LUPP Future Land Use Map designation for residential. *See Attachment A, Aerial and Existing Zoning Map.*

Ames Municipal Code Chapter 29, Section 1203, Planned Residence District, includes development principles, uses that are permitted, and supplemental development standards that apply to properties in this zone. *See Attachment C, Findings Regarding F-PRD Development Principles, and Attachment D, Findings Regarding F-PRD Supplemental Development Standards.*

Property developed according to the F-PRD requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

Planned Residence District (F-PRD) Development Principles.

Property that is zoned F-PRD must adhere to the development principles in *Ames Municipal Code* Section 29.1203(2). *See Attachment C, Findings Regarding F-PRD Development Principles.*

Planned Residence District (F-PRD) Supplemental Development Standards.

Property that is zoned F-PRD must also be developed according to the supplemental development standards in *Ames Municipal Code* Section 29.1203(5). *See Attachment D, Findings Regarding F-PRD Supplemental Development Standards.*

Major Site Development Plan Design Standards.

The F-PRD rezoning requires an accompanying major site development plan. This plan describes all aspects of the site. *See Attachment F, Site Development Plan Package.* Additional criteria and standards for review of all Major Site Development Plans are found in *Ames Municipal Code* Section 29.1502(4) (d). *See Attachment E, Findings Regarding Major Site Development Plan Design Standards.*

Development Agreement.

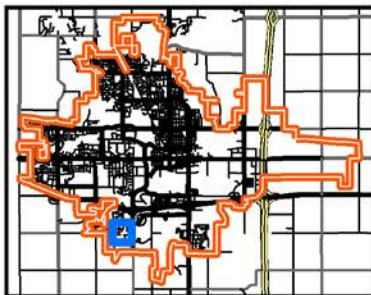
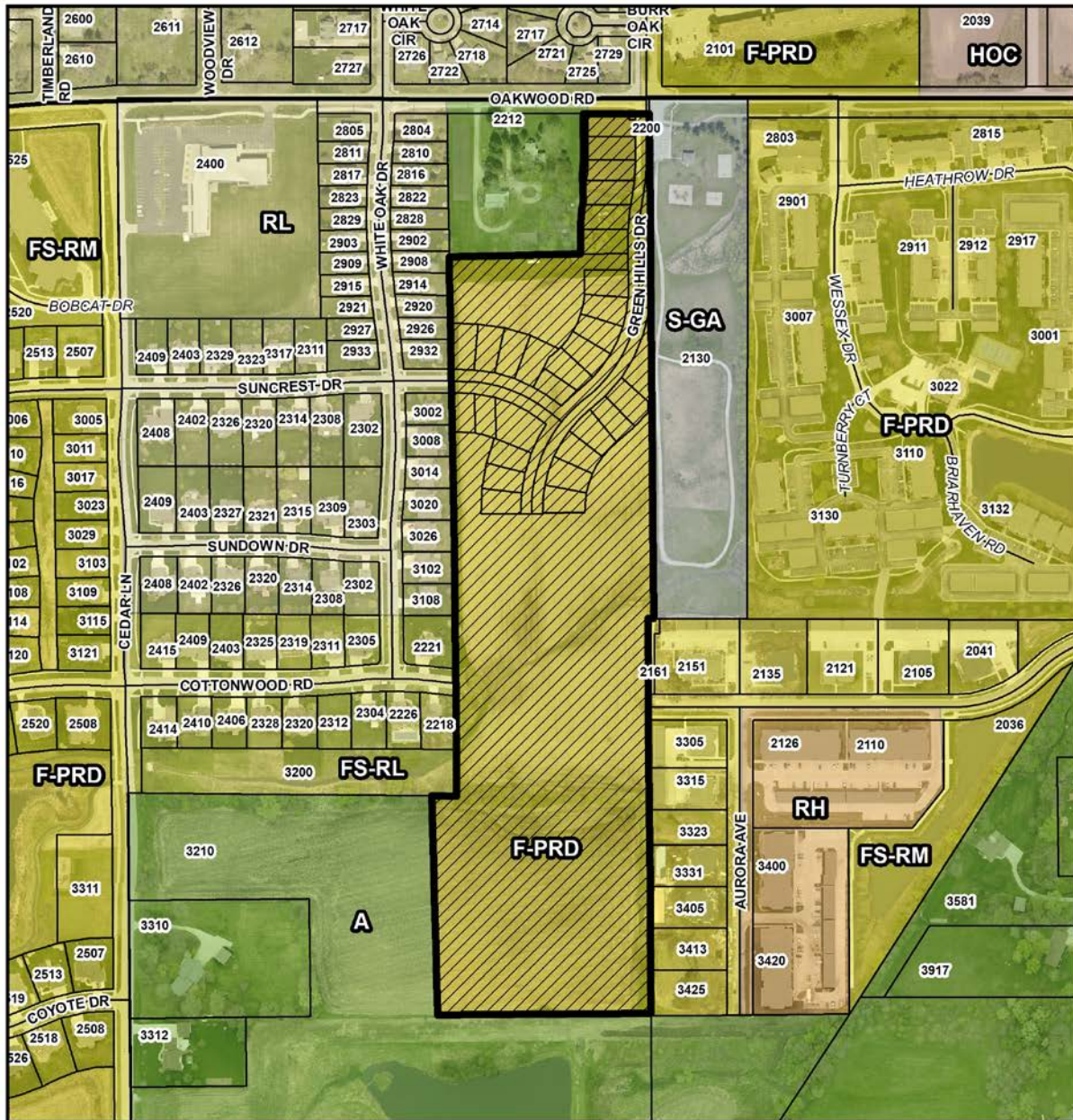
A development agreement is required between the developer and the City for work inside Christofferson Park and for work to be done in public rights-of-way.

Meetings/Public Notice.

Public noticing requirements are included in *Ames Municipal Code* Chapter 29, Section 1500(2)(d). Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. Staff has received no direct comments at this time.

Attachment A

Aerial and Existing Zoning Map



Aerial & Zoning Map

2200 Oakwood Road - Domani

Planned Residence District

AMENDMENT

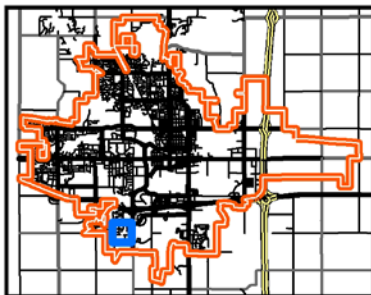
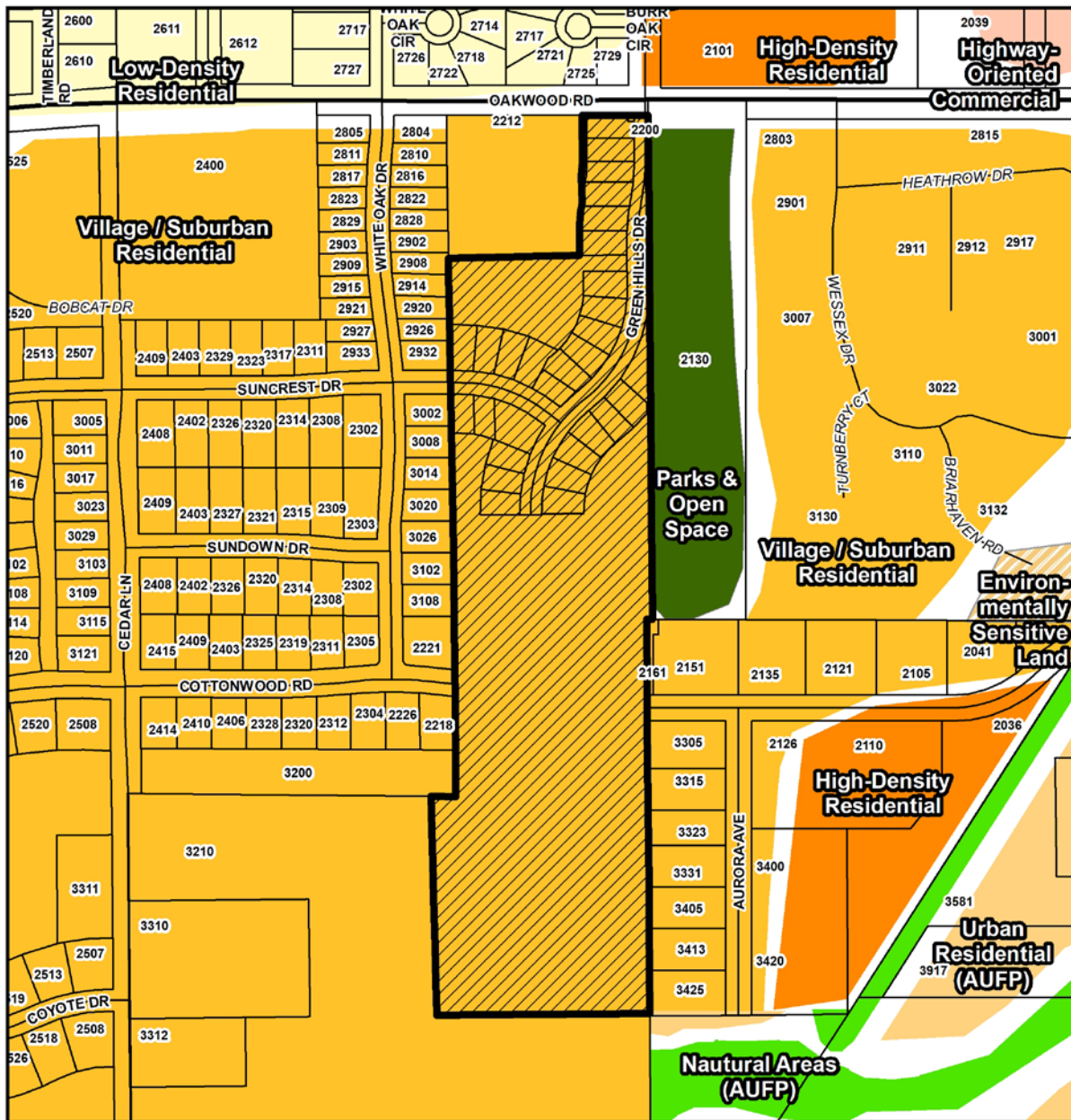
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The existing zoning of the property is Planned Residence District (PRD).

Attachment B

Land Use Policy Plan Future Land Use Map & Ames Urban Fringe Plan



LUPP & AUF Map

2200 Oakwood Road - Domani Planned Residence District AMENDMENT

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Attachment C

Findings Regarding Planned Residence District (F-PRD)

Development Principles

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Principles listed in Section 29.1203(2). Each principle is addressed below.

- 1. Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

Domani will have zero-lot-line placement of single-family houses on 51 of the 63 lots. The diminished setback on one side of the lot will be balanced with a large setback of at least 10 feet on the opposite side to create a wide side yard, described by the applicant as a “courtyard,” though the space will not be enclosed on all sides by building. Of the 51 zero-lot-line lots, 27 of them will be smaller than 6,000 square feet, the minimum for the base zoning district of RL.

- 2. Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.***

The Domani property was annexed to the City in 2019 when the LUPP designation Village / Suburban Residential was applied.

The proposed development provides for smaller lot sizes and compact development on a site that has a large area devoted to drainage. The drainage features have accounted for the recurring problems in the area and serve to adequately mitigate flooding. The development also provides for numerous pedestrian connections to the park from the south and the west.

The open space percentage for the development is 41%. The proposed density is 5.21 dwelling units per acre.

- 3. Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

The Domani development is following an existing model of zero-lot-line homes. The homebuilder, Epcon, has several developments in Iowa, mostly in the Des Moines area, and numerous other developments around the country with the same home models.

The zero-lot-line homes will be primarily one story with small yards requiring little maintenance.

- 4. Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.***

The development will have two pieces: 51 zero-lot-line and 12 custom home sites. The zero-lot-line homes will be on a mix of lot sizes: 27 smaller than 6,000 square feet, the minimum for the base zoning, RL, and 24 larger. The zero-lot-line lot sizes are not uniform, but most will be under 60 feet in width. The lots for the custom-built homes are larger: five are less than 8,000 square feet and seven are greater than 20,000 square feet.

The development will abide by the PRD requirements that the perimeter setbacks comply with the base zoning, RL in this case. The setbacks will be 8 feet along the west perimeter on Suncrest Drive (side lot line), 8 feet along the east perimeter on Cottonwood Road (side lot line), 20 on west perimeter adjacent to 2212 Oakwood Road (rear lot line), and 20 feet on the east perimeter adjacent to Christofferson Park for Lot 35. The applicant has indicated that the zero-lot-line homes will be single-story.

The applicant intends for the architectural style of the zero-lot-line homes to be “modern farmhouse.”

5. ***Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.***

The applicant intends for the zero-lot-line homes to have a “modern farmhouse” aesthetic. The development will meet the minimum open space requirement of 40%; Domani has 41% open space overall. There will be no off-street parking lots.

Recreational facilities are to be found primarily in the community clubhouse, with accompanying swimming pool. Outlot C will have a pedestrian path connecting to Christofferson Park.

The new neighborhood will also connect the existing street grid, providing access to Christofferson Park for the neighborhoods to the west and southeast.

(See Attachment F, Site Development Plan Package)

6. ***Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.***

The development will account for natural stormwater drainage at the southern portion of the site that flows across the lot from the west and onto Christofferson Park to the east. The site will have five drainage / stormwater outlots containing three ponds to manage the water. The Public Works Department has reviewed the proposed design and is satisfied that it will not increase stormwater runoff

onto adjacent properties, nor adversely affect drainage in nearby neighbors or the City park. The proposed design meets all quality, quantity, and protection requirements of the Chapter 5B.

- 7. *Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.***

The design of the neighborhood will connect existing street stubs (one for Suncrest Drive, two for Cottonwood Road) to complete the street grid via the spine of Green Hills Drive. Domani will have five street outlets, including the extension of Green Hills Drive to the south, which becomes Lunetta Drive when it turns to the west.

The stormwater infrastructure is designed to meet City standards.

All utilities will be able to be extended to serve Domani in an efficient manner.

Attachment D

Findings Regarding Planned Residence District (F-PRD) Supplemental Development Standards

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each standard is addressed below.

- 1. *Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***

The subject site includes 23.764 acres.

- 2. *Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***

Underlying Base Zone: Suburban Residential Floating Zone – Residential Low Density

Proposed Density: 5.21 Dwelling Units / Acre

Maximum Density: 7.26 Dwelling Units / Acre

- 3. *Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***

The applicant has not stated that the maximum height will differ from the base district (RL) where the maximum is 40 feet or 3 stories, whichever is lower. This restriction mirrors or is more restrictive than the adjacent districts where the maximum height is:

- RL – mirrors PRD
- RL – same as base district in PRD
- A – mirrors PRD
- FS-RM – PRD is more restrictive
- S-GA – district assigned to government property (city, county, state): no limit given

- 4. *Minimum Yard and Setback Requirements. There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone.***

The proposed Domani development regulations are as follows:

Domani Setbacks & Development Requirements		
Front Setback for Enclosed Building		18'
Front Setback for Open Porch on Lot 22 (model home)		13.5'
Front Setback for Open Porch on all lots except Lot 22		15'
Garage Setback		20'
Side Setback for Zero-Lot-Line		1.5'*
Side Setback Opposite Zero-Lot-Line on all lots except Lot 23		8.5'
Side Setback Opposite Zero-Lot-Line on Lot 23		7.5'
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Lots 4, 5, 9, 10, 11, 40	Front Setback for Enclosed Building	8'
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	Garage Setback except on Lot 40	8'
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	Side Setback, Corner Lot, Street Side	8'
	Side Setback, Corner Lot – Porch Street Side	8'
	Side Setback, Corner Lot Interior Side	1.5'*
Eaves		*Eaves cannot cross property lines
Minimum Distance Between Houses except Lots 22 & 23		10'
Minimum Distance Between Houses on Lots 22 & 23		9'

5. *Parking Requirements. Parking for uses permitted in areas zoned PRD shall comply with the parking standards in Section 29.406.*

The PRD requirements stipulate that parking must comply with the minimums listed in Sec. 29.406. Staff has determined that the private, community clubhouse is no different than the clubhouse for an apartment complex, which does not require parking in excess of that required for the individual apartment units. As such, there will be no off-street parking. The developer has agreed to widen the roadway and provide five, on-street, spaces adjacent to the clubhouse.

All homes will meet minimum parking requirements with at least a two-car garage. Homes with setbacks less than 20 feet will not have permissible driveway parking as extra parking for a household.

6. *Open Space Design Requirements. Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project.*

The open space for Domani consists primarily of drainage and stormwater ponds. The development does, however, provide pedestrian connections to Christofferson Park.

7. *Open Space Area Requirement. The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards.*

A minimum open space requirement of 40% is required for the F-PRD zone, given its base zone of Residential Low Density (RL). The development will be 41% open.

8. *Open Space Improvements and Amenities.*

The open space improvements include improved access to Christofferson Park for Domani residents and the neighborhoods to the west. The primary Domani amenity is the clubhouse and swimming pool.

9. *Maintenance of Open Space and Site Amenities.*

All maintenance of Open Space and Site Amenities will be provided by the Domani Homeowners' Association.

Attachment E

Findings Regarding Major Site Development Plan Design Standards

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.

- 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 proposed expansion includes development of new stormwater detention facilities to meet the City's Municipal Code requirements to capture specified quantities of water and treat it for water quality before releasing it from the site. The treatment facilities are located on five outlots, spread throughout the development. The outlots contain three stormwater retention / detention ponds.

- 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 provision and extension of utilities was reviewed and found adequate to support the anticipated load of the proposed development.

- 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. Upon completion, the site will have four street connections and a stub for a fifth.

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

The proposed development is not anticipated to create a danger. Stormwater facilities are located on five outlots containing three stormwater ponds.

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

There are no notable topographic features of the site. Most of the site is farm field and is mostly devoid of existing landscaping and trees.

- 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 connects all existing streets stubs currently terminating at the property line of the site. The street grid will be extended at the southern end with a new street stub to the west, towards Cedar Lane. Sidewalks are provided on both sides of all streets with crossings at street intersections. Two midblock pedestrian crossings across Green Hills Drive are located between Oakwood Road and Suncrest Drive and between Suncrest Drive and Cottonwood 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.***

Landscaping will be provided around the clubhouse. The general development standards of the zoning ordinance have been met, including street trees in accordance with Sec. 23.402.

- 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 development complies with development standards for connecting existing street stubs and providing for the projection of future streets to the southwest.

- 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 details will be provided at the time of building permit. The lighting plan will be required to meet the City's standards for "dark sky" protection.

- 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.***

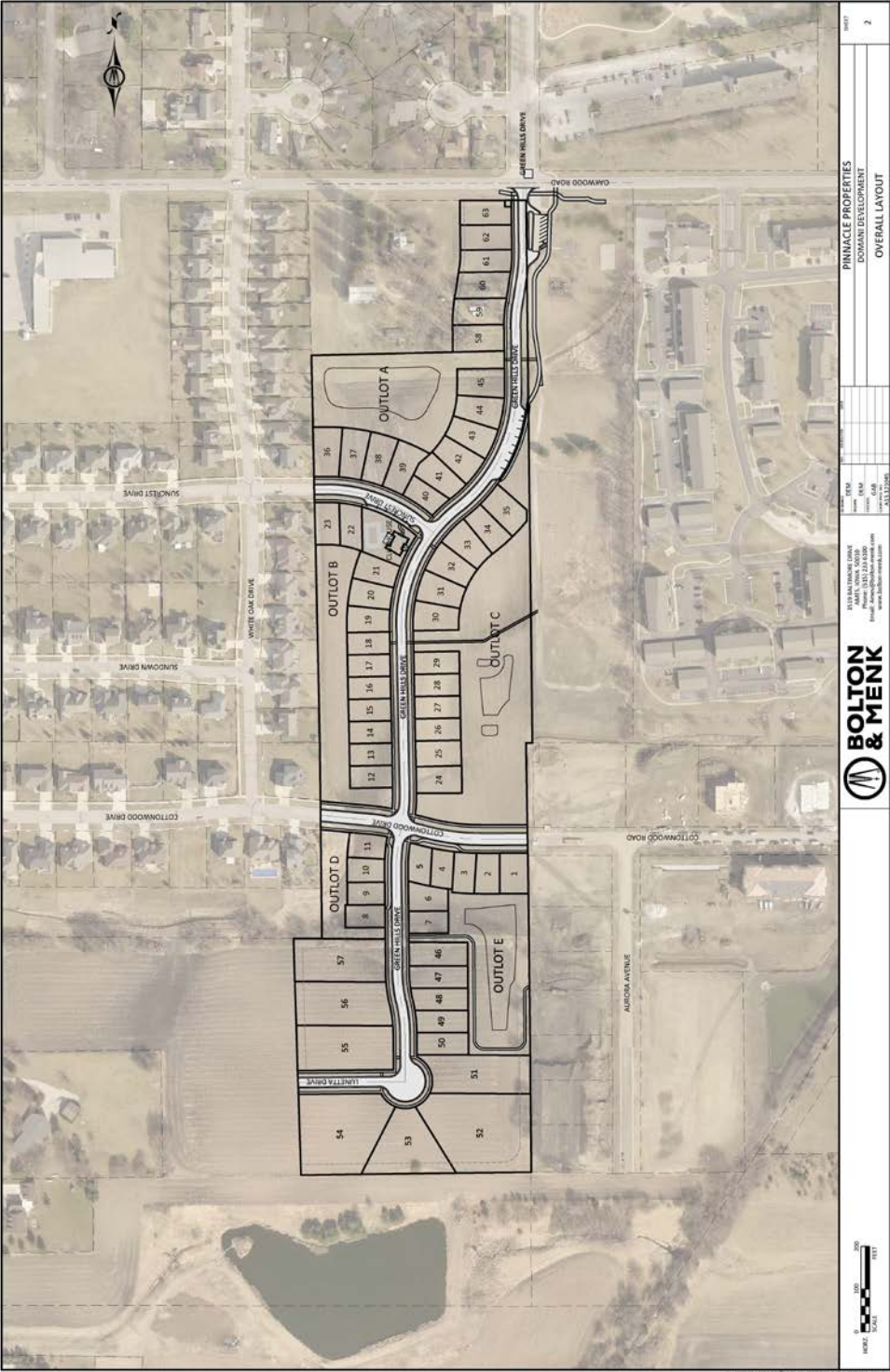
The proposed development is not expected to generate any nuisances as a residential development.

- 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.***

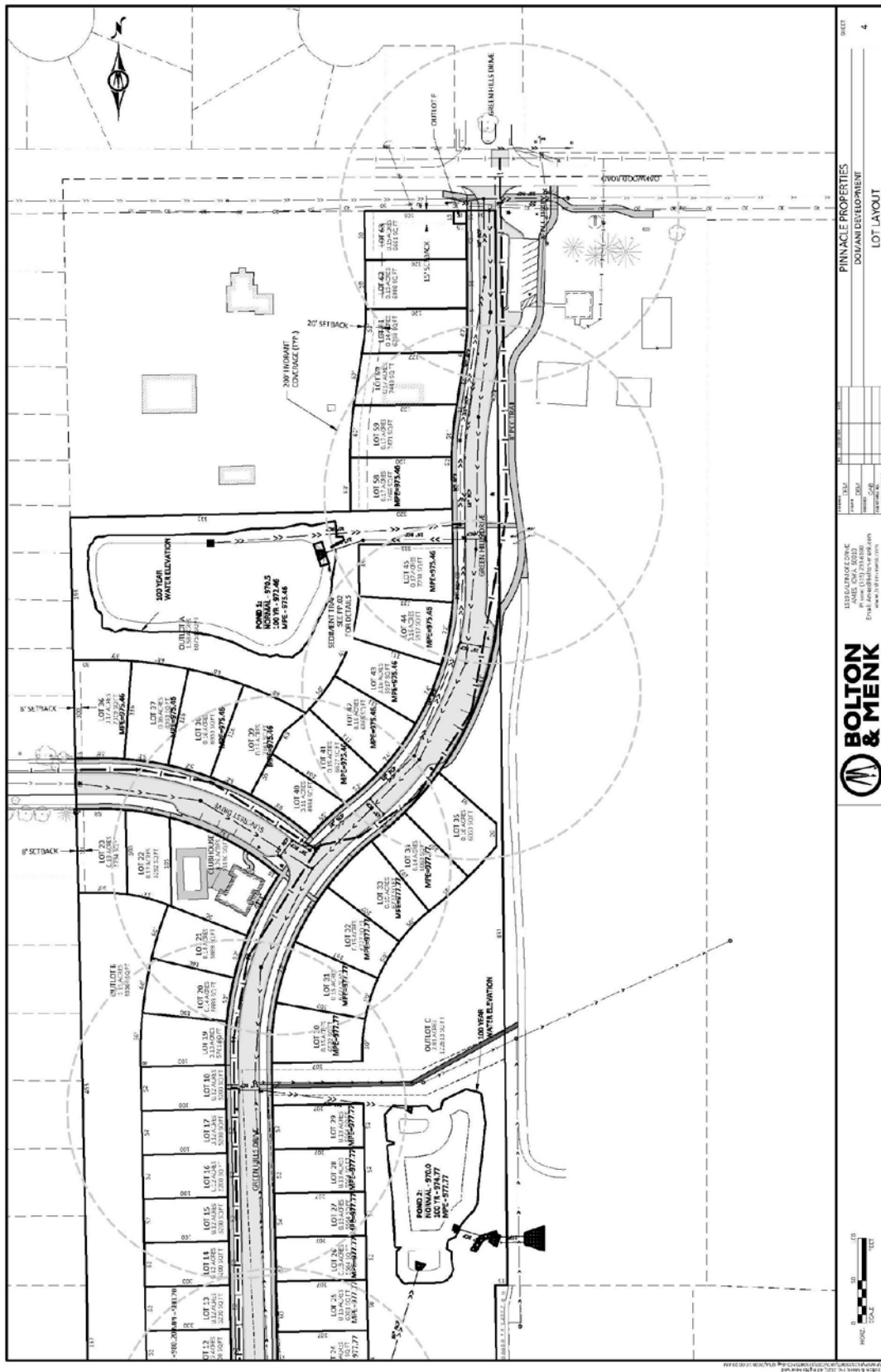
The site layout and proposed buildings are of a scale compatible to the surrounding uses. The neighborhoods to the west are single-family, as will Domani. The residential areas to the east are of a higher density.

Attachment F

Site Development Plan Package



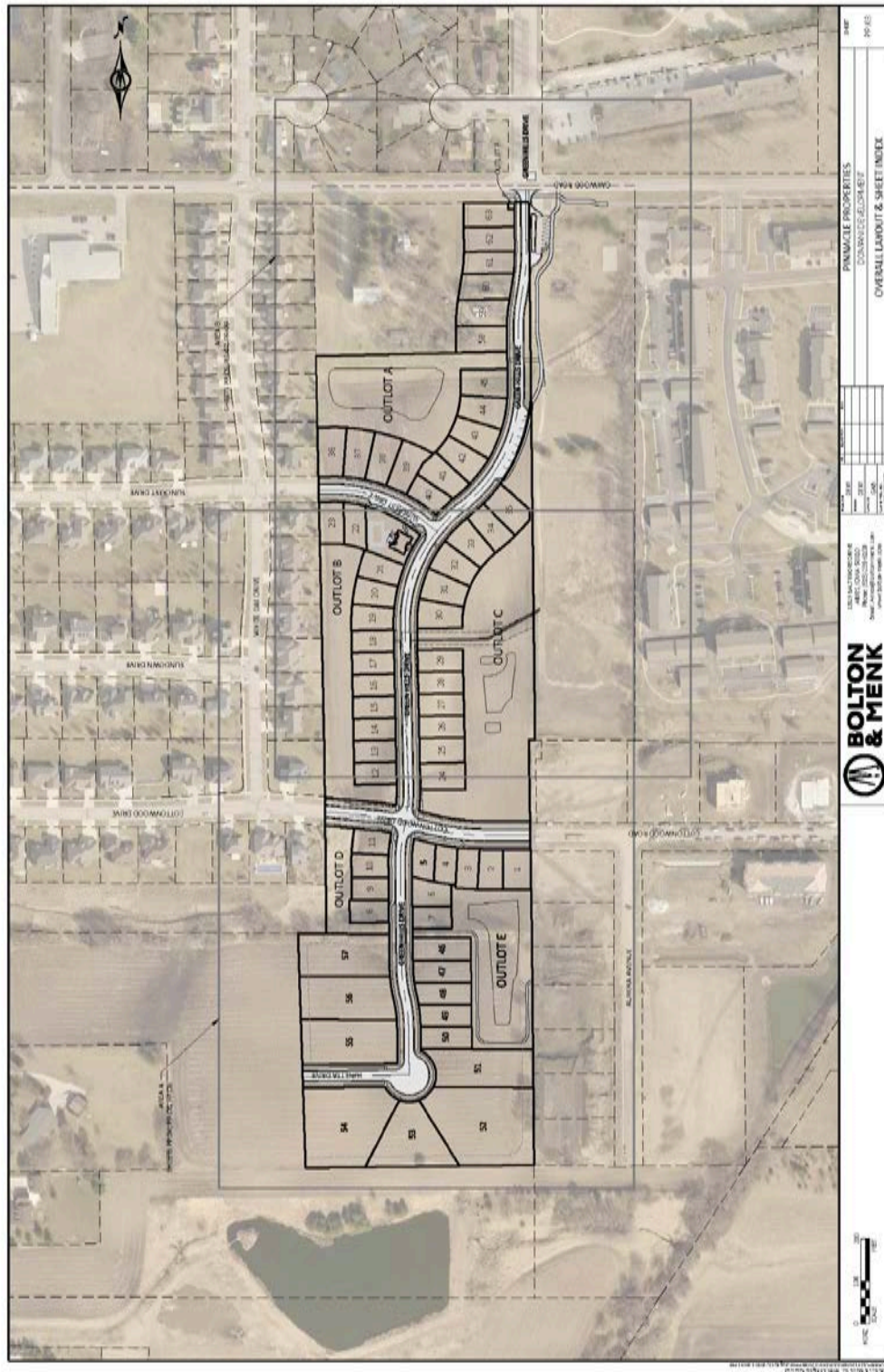
Site Layout



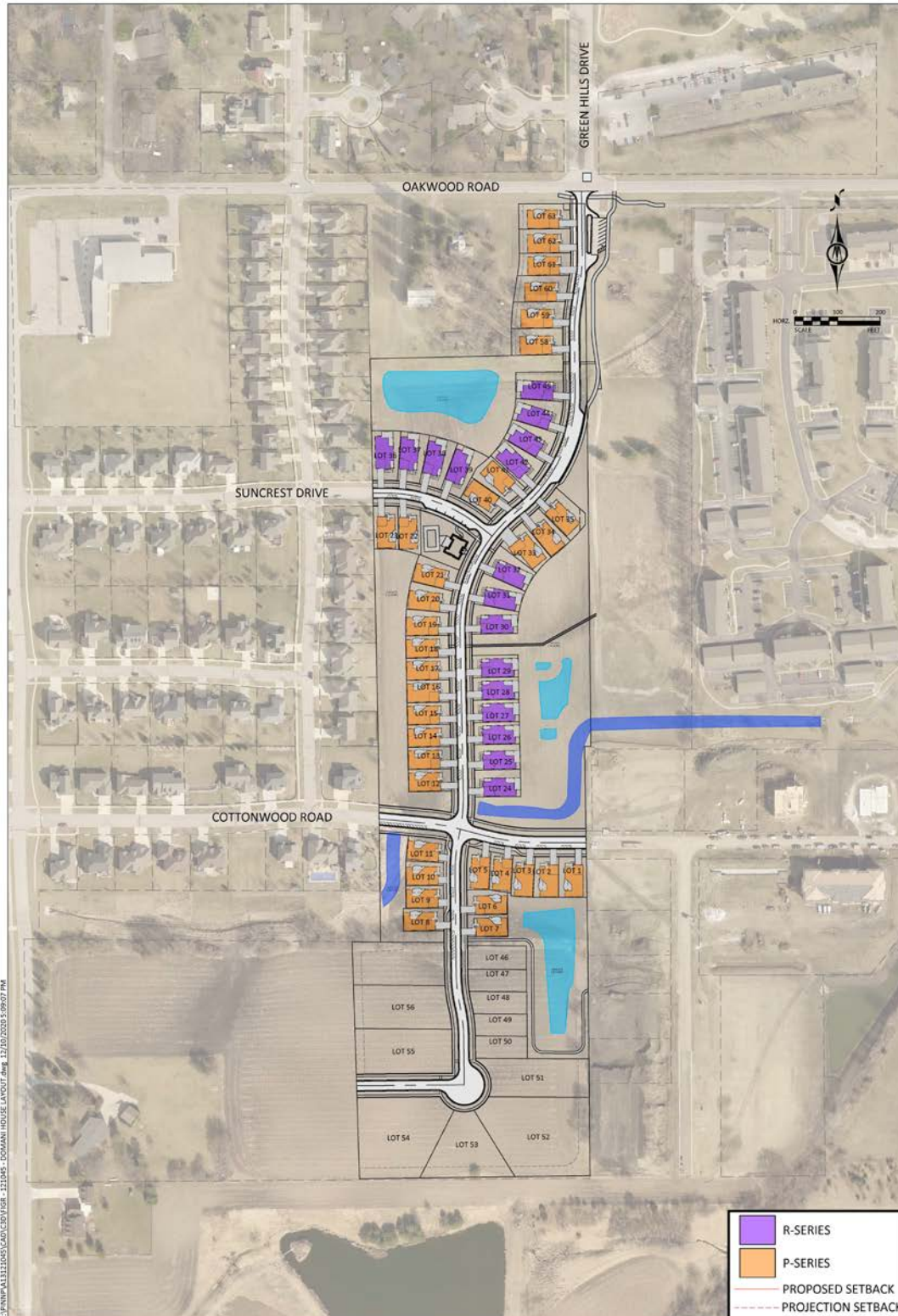
Site Plan – North

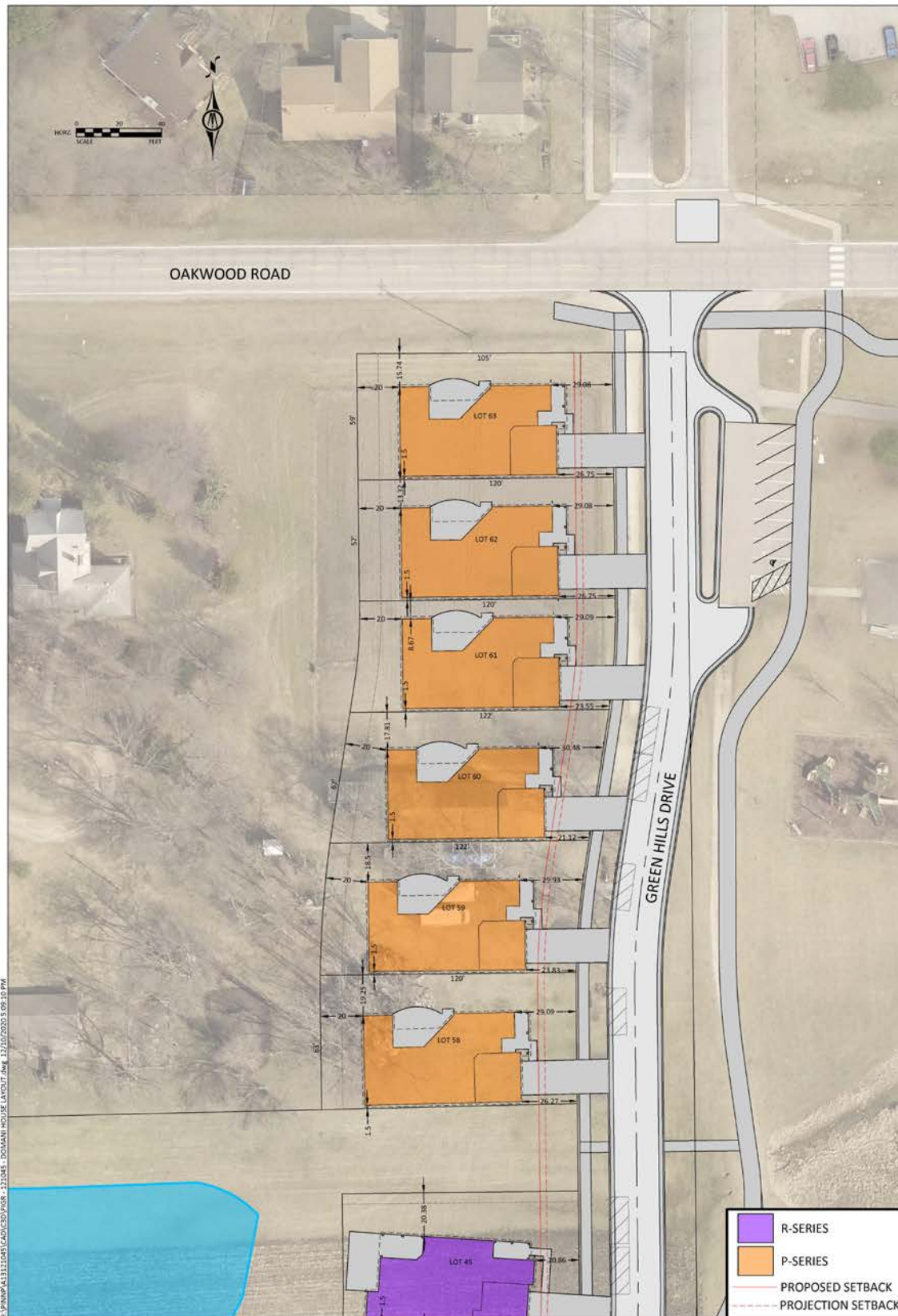
Attachment G

Preliminary Plat – as approved on September 29, 2020

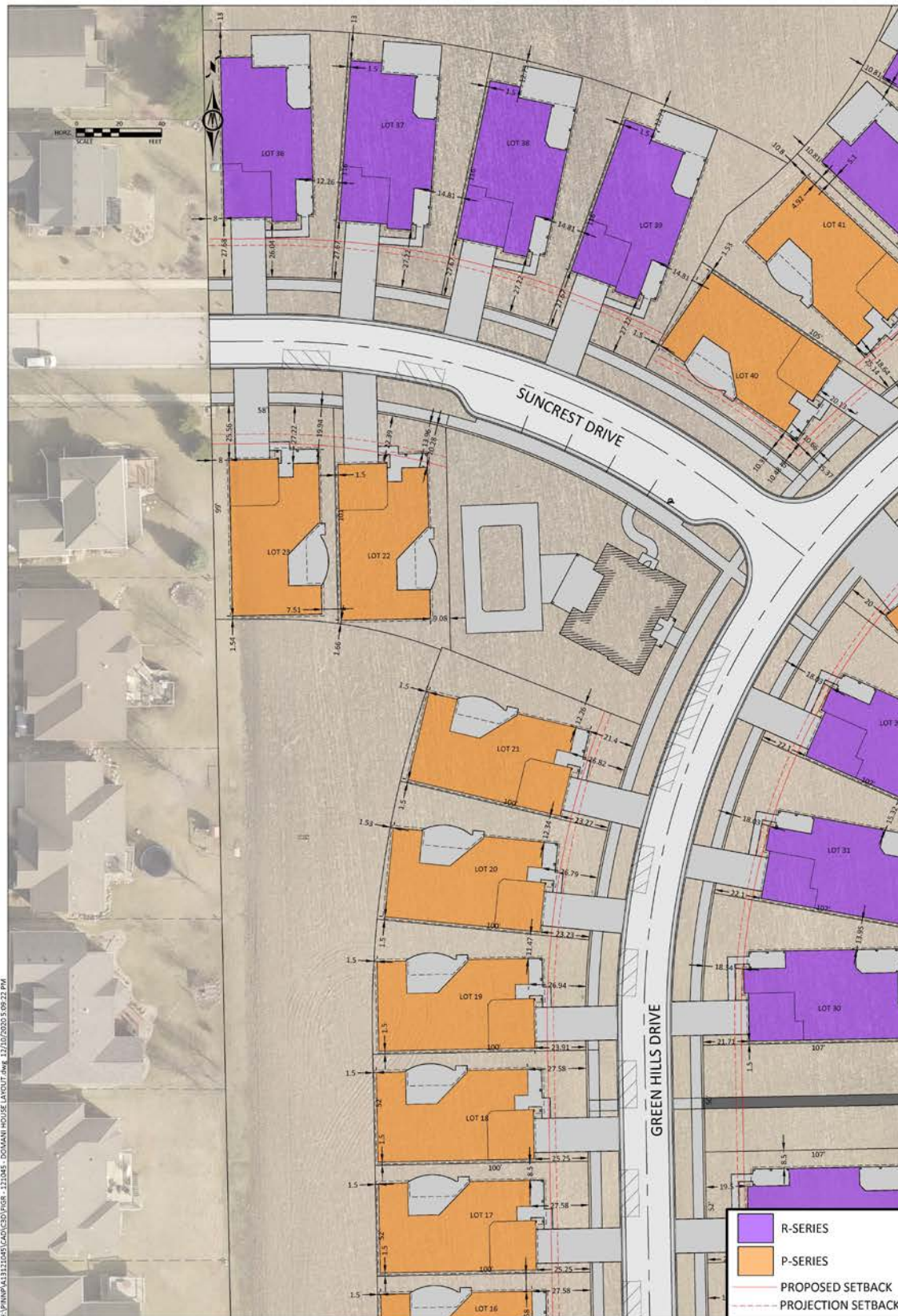


Site Layout

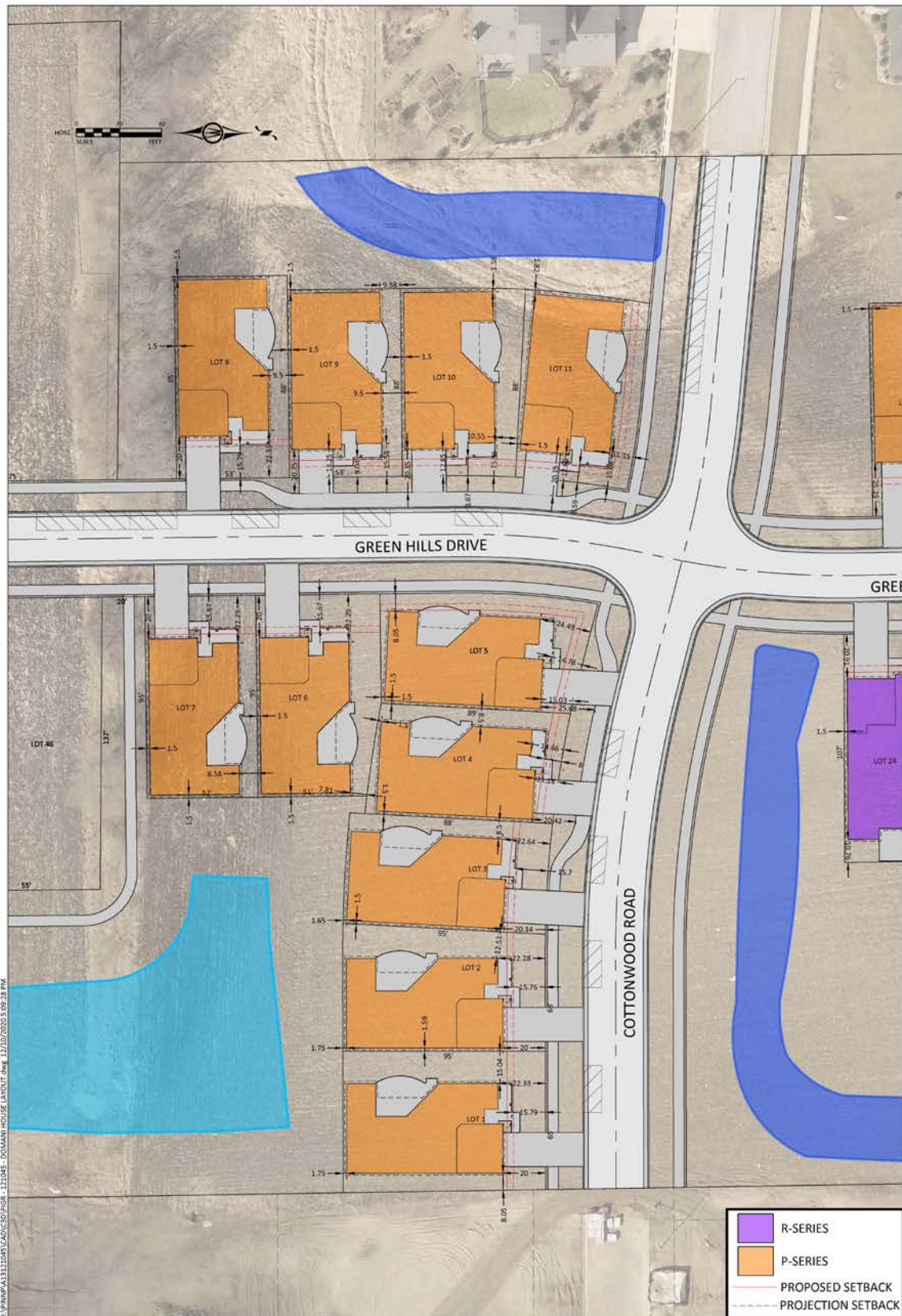








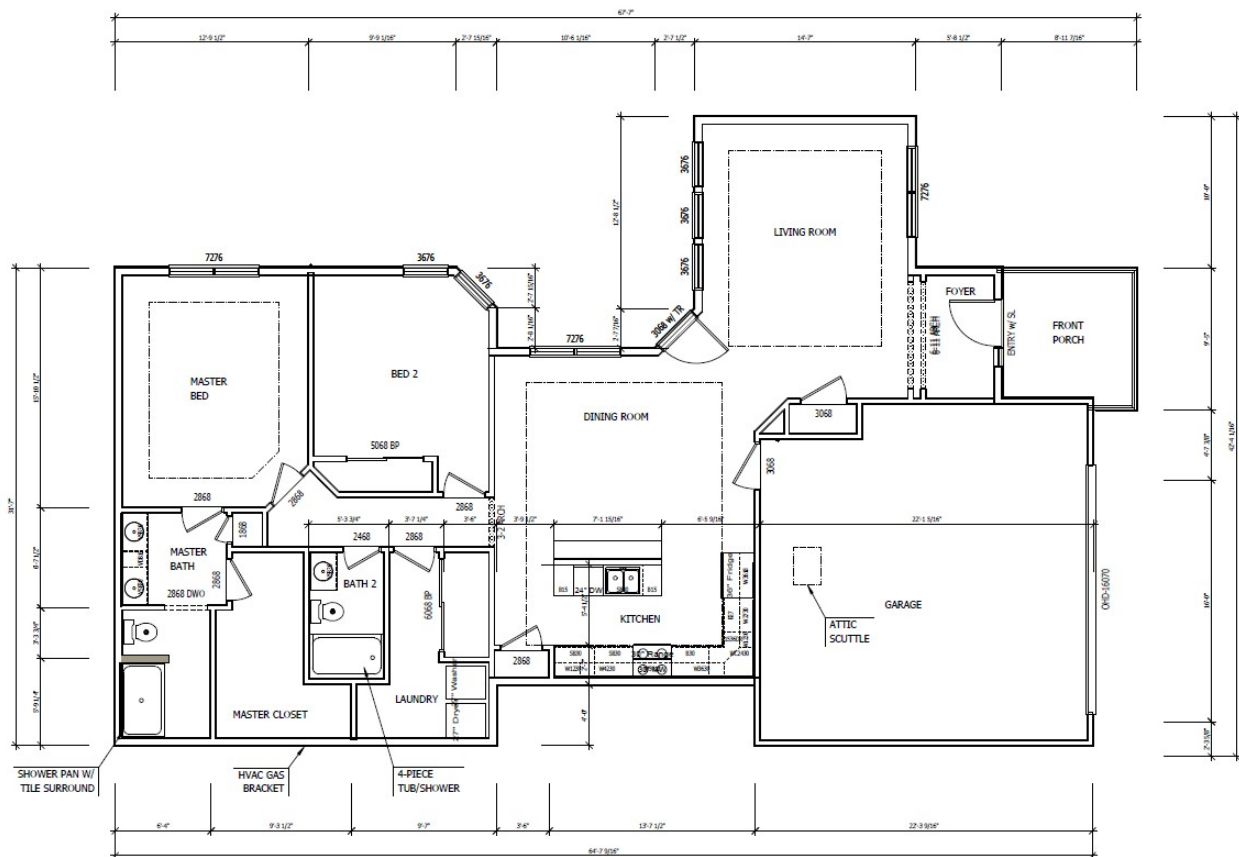
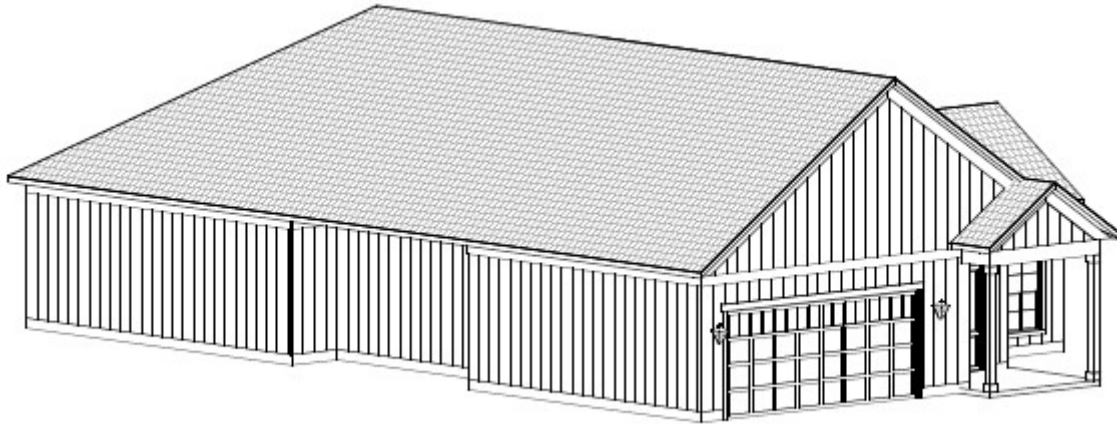




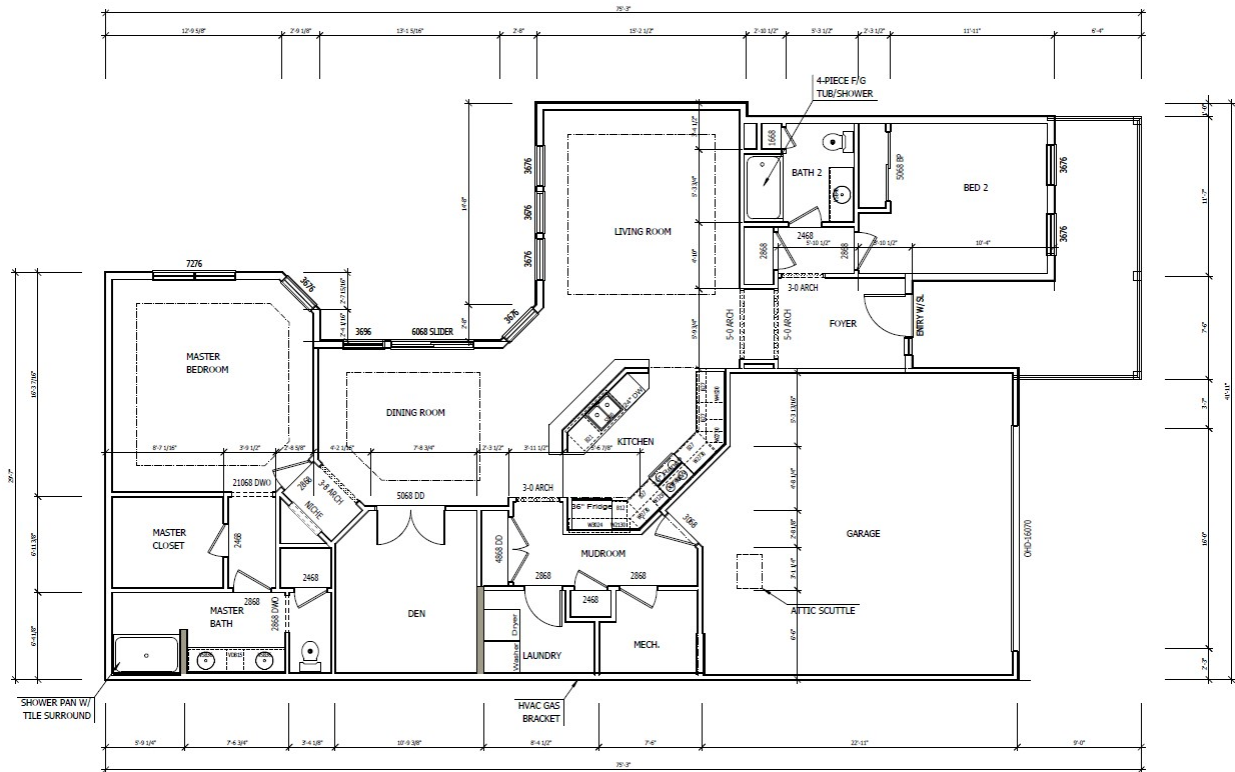
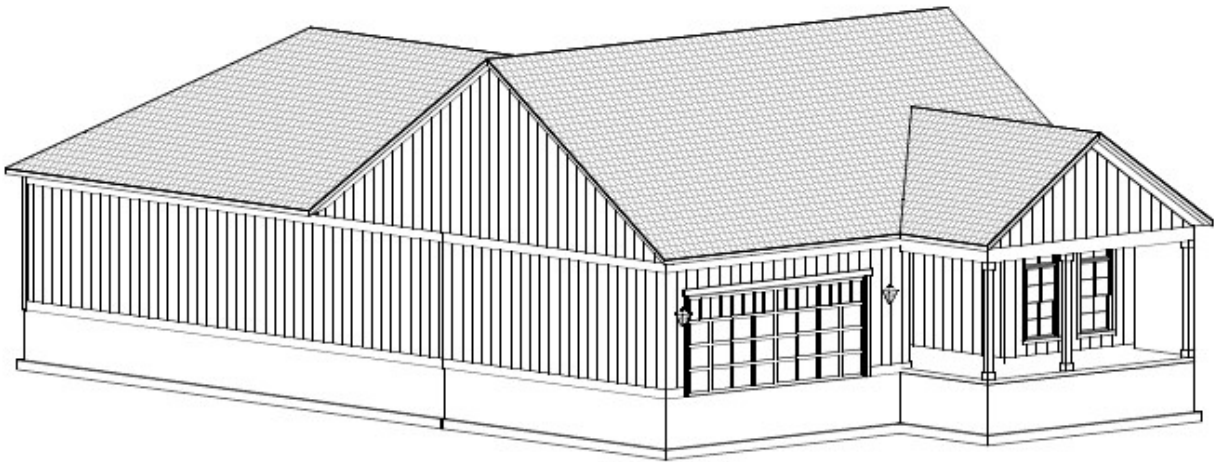
Attachment I

Model Homes – P Series

Palazzo



Portico

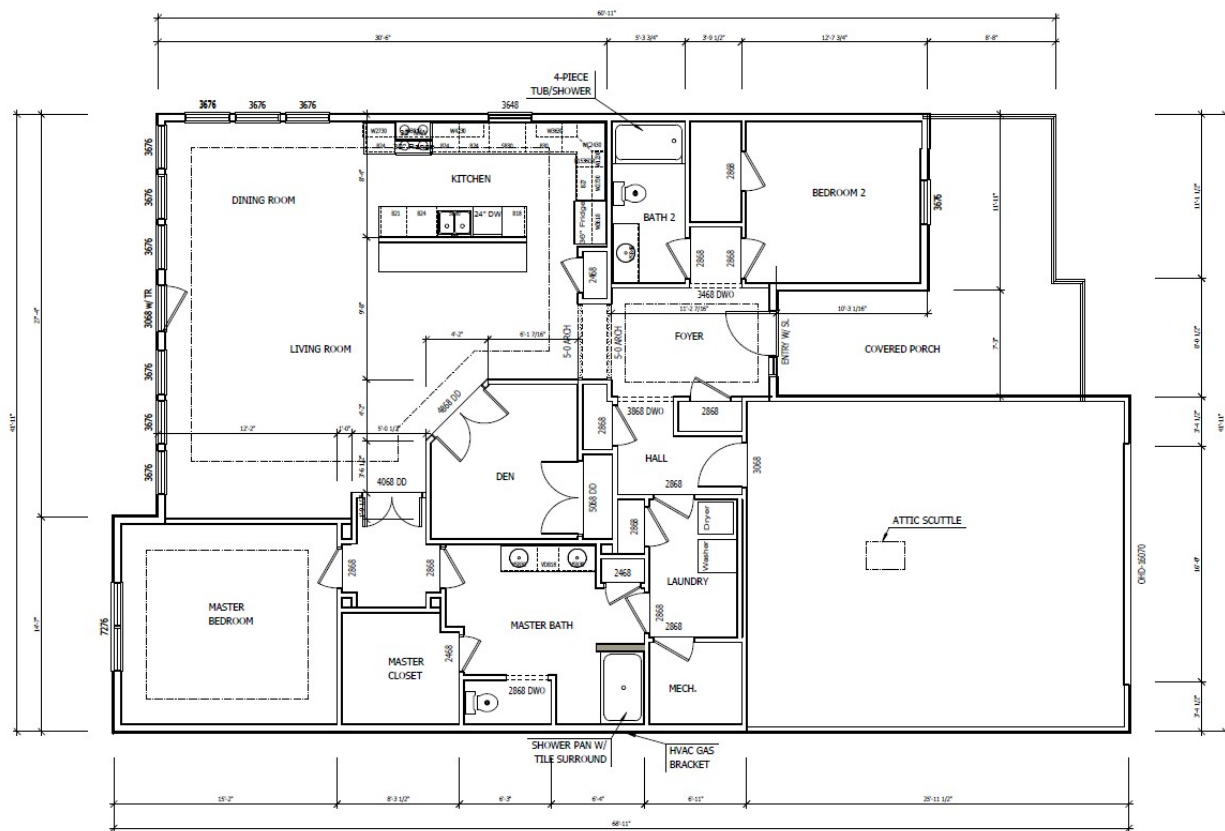
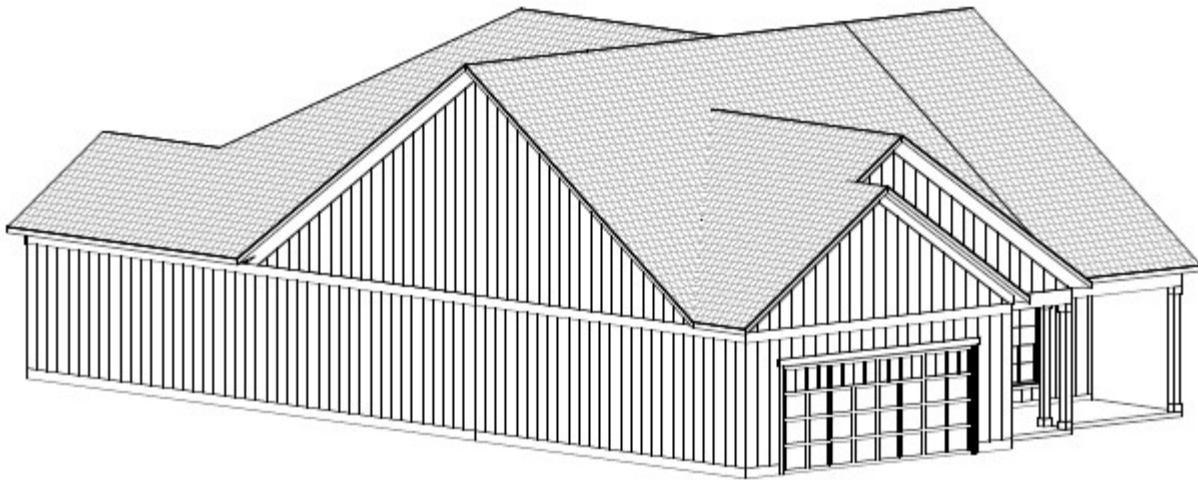


A perspective line drawing of a large, single-story barn. The barn has a gambrel roof with a textured surface. The exterior walls are covered in vertical siding. On the right side, there is a large double door with a grid pattern and a multi-paned window. The drawing is in black and white, showing the structural details of the building.



Model Homes – R Series

Torino



Verona

