

COUNCIL ACTION FORM

REQUEST: **AMENDMENT TO INTEGRATED SITE PLAN SUBDIVISION FOR 1409 AND 1419 BUCKEYE AVENUE INCLUDING FIFTH ADDITION TO SOUTHWOOD SUBDIVISION MAJOR SITE DEVELOPMENT PLAN.**

BACKGROUND:

OnPoint Development, LLC, requests approval of an amendment to an Integrated Site Plan, which includes concurrent Final Plat and Major Site Development Plan approval. The request is to amend the site plan for a slight expansion and new configuration of “Building B” at 1409 and 1419 Buckeye Avenue (Attachment A – Location Map). The proposed new building includes five tenant spaces. A corresponding Final Plat amendment is addressed as a separate agenda item. The only change to the platting of the lots is a lot line between Lots 6 and 7 that will move 89 feet to the south to align where a tenant division will exist within the new building. This lot line change is required to meet building code standards.

An Integrated Site Plan allows for subdivision of a site into individual lots but considers the site as a single site for purposes of evaluating access, circulation, maintenance, and compliance with certain zoning development standards (setbacks, landscaping, parking, FAR, etc.) that would otherwise be applicable 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.

The site is part of a larger commercial subdivision, Southwood Subdivision, originally platted in the 1980s. The land that abuts the site to the north, south and east is all commercially developed and zoned Highway Oriented Commercial (HOC). It abuts the Aspen Ridge townhouse development to the west which is a single-family attached development zoned Floating Planned Residence District (F-PRD).

In 2018, an Integrated Site Plan Subdivision was approved that included retrofitting the former Kmart building into retail tenant spaces on the front, have interior climate-controlled storage in the rear, construction of five additional commercial buildings, and associated parking and landscaping improvements. The work to the former Kmart building has been completed and is occupied, as well as some parking lot and landscaping improvements. The total development proposed was 237,374 square feet with 145,787 square feet of commercial use and 91,587 square feet of climate controlled self-storage. The proposed changes to Building B brings the overall development to a total of 239,006 square feet of existing and future buildings, of which 147,419 square feet are commercial

space.

This Amendment includes a 53,132 square foot building, divided into five tenant spaces. This is an increase of 1,632 square feet from the 2018 plan. Five tenant spaces is consistent with the 2018 plan. There are no proposed changes to any of the other buildings shown on the existing approved Site Plan.

The proposed parking plan includes fifteen (15) new stalls to be constructed at the south end of Building B as was shown in the 2018 plan. This plan shows the retention of existing parking areas and the construction of new parking areas the same as was shown in 2018.

The original Plan includes loading areas in the rear along Buckeye (Attachment B – 2018 Site Plan). Loading areas remain in the rear along Buckeye but have been reconfigured to have one large loading area at the southeast corner with access from Buckeye and a second loading area at the northeast accessed off of the shopping center driveway. The two loading areas are no longer interconnected and this results in additional yard area for landscaping in the middle of the block. The southeast loading area is more prominent than the original approval due to its new orientation to serve the reconfigured building. Loading areas must be designed for the functional needs of tenants and access limitations of the City to public streets. The City's traffic engineer has determined the configuration meets minimum standards for driveway spacing and limitations on driveway width.

Zoning standards require screening of loading areas to the extent practicable. The southeast loading area is the most visible component; and, the applicant relies upon typical front yard landscaping of overstory trees and a mix of shrubs and grasses for minimizing visual impacts. The building's architectural treatments also wrap the side facade to the rear to improve its aesthetic as well.

Pedestrian connectivity is improved with this amendment between Building B and proposed future buildings. Sidewalks are now shown in front of all buildings with ramps and crossings of drives between buildings. Additionally, a new sidewalk provides a connection to Buckeye Avenue on the north side of the building, adjacent to an existing CyRide stop on Buckeye.

The applicant has provided 593 parking spaces for the development. This amount exceeds the amount of required parking by 15 stalls based upon the applicant's proposed mix of retail uses and restaurant uses. However, if the mix of uses changes with the construction of future building, so may the parking requirements. For example, if more restaurant space was added parking requirements would increase. Staff will continue to monitor parking requirements as new buildings are constructed and tenanted.

Typical building elevations are included (Attachment E – Building Elevations). Building B is adjacent to Buckeye Avenue. It has building modulation due to varying tenant sizes and planned loading areas. The building design includes three primary materials of architectural grade concrete block, brick accents, and stucco finishes. Architectural details include parapets with returns, decorative cornice and roof caps, covered entrances

with column supports, and distinguished wainscot or base material deaffectation. The proposed project relies upon front yard landscape and loading area screening standards to soften the building appearance along Buckeye.

The site requires front yard landscaping along all street frontages. Additionally, screening of loading areas is required when visible from a public way. The proposed landscaping plan complies with the front yard landscaping requirements. Landscaping improvements to existing parking lot islands in front of Building B were completed with previous parking lot improvements

A complete analysis of the development with the Major Site Development Plan criteria is included in the addendum.

Planning and Zoning Commission: At its meeting on September 1, 2021, the Ames Planning and Zoning Commission reviewed the proposed Amendment to the Integrated Site Plan at a public hearing. Staff described the proposed changes to the Site Plan and compared to the existing approved plan, including comments on building design, shared landscaping, pedestrian connectivity, and parking. Commissioners ask questions that clarified some of the changes and their impact to the larger development and area.

The Commission voted 6-0 to recommend approval of the Amendment to the Integrated Site Plan with conditions of approval related to finalizing plans for Council approval.

ALTERNATIVES:

1. Approve the requested Major Site Development Plan Amendment, subject to the following conditions:
 - A. Compliance with the City's Outdoor Lighting Code.
 - B. Provide roof top mechanical equipment screening, located collectively where feasible.
 - C. Note previous conditions of the permit that are not herein modified shall continue to apply to the site.
2. Approve the request for an Integrated Site Plan, which includes concurrent Final Plat and Major Site Development Plan Amendment approval, for the properties at 1409 and 1419 Buckeye Avenue, with modified conditions.
3. Deny the request for an Integrated Site Plan, Final Plat, and Major Site Development Plan.
4. Refer the request back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Integrated Site Plan Amendment is to approve construction of a new building, Building B, and approve the stormwater plan for the overall development. The purpose of the Integrated Site Plan Subdivision review is to determine the overall layout, function, and building design meets City standards as a collective site and not as individual lots. Key considerations for the proposal are the design and location of buildings along street frontages, appropriate landscaping and screening, inter-connectivity, mix of uses, access and circulation, and overall parking supply.

The proposed mix of uses in Building B and future buildings is typical for a commercial shopping center. This plan enhances pedestrian connectivity within the site, increases landscaping along Buckeye Avenue, and provides adequate parking. The only noticeable change from the original site plan is the increase in size of Building B by 1,632 square feet and changes to the interface with Buckeye. 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 adopt Alternative #1, as detailed above.

ADDENDUM

PROJECT DESCRIPTION:

The area of disturbance for the construction of Building B and associated improvements is approximately 2.4 acres fronting on Buckeye Avenue. The proposed development is construction of a new 53,132 square foot retail building with five tenant bays and fifteen parking stalls. (Attachment C – Site Plan). The former Kmart building has previously been retrofitted and includes 120,442 square feet split into 5 separate tenant spaces and a two story of Interior Climate Controlled Mini-Storage. The plan still proposes the future construction of four – five new commercial buildings and associated improvements.

Parking. The parking for the development is spread across nine of the ten lots. Shared access and parking agreements are required. Building B alone requires 177 parking spaces. The parking between Building A (former Kmart) and Building B provides the majority of the available parking. Fifteen new stalls will be added at the south end of Building B. More parking will be added as future buildings develop.

Parking requirements for the overall development will be met if developed as shown, with an excess of fifteen stalls. A change in the mix of uses could result in more required parking, i.e. more restaurants. Restaurant/Fast Food Parking requirements are the highest parked uses at 9 stalls/1,000 square feet of restaurant space. For purposes of calculating the amount of required parking Staff assumed the sit down restaurant ratio since tenants are not known and fast food parking cannot be calculated accurately without a floor plan. Parking will be evaluated as development of new buildings progresses to ensure minimum requirements are met.

Landscaping. Highway Oriented Commercial zoned properties are required to provide a minimum of 15% open space. The benefit of the Integrated Site Plan is that this 15% can be applied across the entire development rather than on a per lot basis. The amount of open space provided continues to meet the 15% requirement. This open space area is made of green space principally along the perimeter of the site and an area of vegetation behind the Staples building.

The front yard landscaping requirements are met along Buckeye Avenue with the appropriate mix of trees, shrubs and grasses. The Zoning Code also requires the screening of loading areas when visible from public ways. Additional landscaping has been added along Buckeye Avenue to screen the loading area to the extent possible.

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. Typical building elevations have been included to define the building materials, entrances, and façade design. (Attachment E – Building Elevations).

The rear elevations of the building along Buckeye have no proposed roof line variation or detailing other than a cornice and an occasional brick pilaster. The buildings are located

as close as 25 feet from the street property lines. The facades of Building B have modulation due to differences in tenant space sizing and planned loading areas. Brick pilasters have been added to the sides and rear of the building to break up the façade and provide some visual interest as opposed to long blank walls.

The building elevations do indicate some lighting will be located on the buildings. The drawings give the appearance that the lights may be up lit and not meet dark sky requirements. This is not allowed by code if lights are over a certain amount of lumens. Fixture information was not provided for such lighting. It should be noted that all site 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. All public utilities are available to serve the development a small amount of public sanitary sewer and water mains will be installed from Buckeye Avenue south of Building B as part of the development. Electric Services will be supplied by the City of Ames electric service territory.

Storm Water Treatment. The site is subject to conformance with Municipal Code Chapter 5a and 5b requirements for storm water control and treatment. The site must not increase release rates for the overall site and must treat water quality for all new impervious areas of the site. The original approval includes a combination of above ground detention related to the first phase of development located to the northwest of the site behind the Staples building. The second phase initially was approved with underground detention. The amendment includes a revision to the plan to convey water from the second phase to the collection system and detention facility that was part of the first phase. No underground detention would be provided.

Access/Traffic. Vehicular access is provided to the site from 16th Street and Buckeye Avenue as originally approved. Building B proposed two curb cuts to allow the maneuvering of delivery trucks in the loading area. These access drives have been reviewed by the City's Traffic Engineer and are acceptable as shown.

A traffic study was submitted and reviewed by the City's Traffic Engineer with the initial project approval. It analyzed both near term build out and future build out conditions. The study noted satisfactory operations for all facilities with the exception of the left turns from Buckeye to South 16th Street. In 2018, the traffic engineer did not recommend improvements at that time to widen Buckeye to add a third lane for future queuing issues. This still is relevant with the construction of Building B with the proposed amendment. No additional improvements are triggered with the changes to Building B. Improvements to South 16th are planned to be completed with an upcoming City project that will include a median that restricts left turn movements onto Buckeye. This median will negate the identified queuing impact. In the event widening of Buckeye is needed, an additional lane can be configured within existing right-of-way.

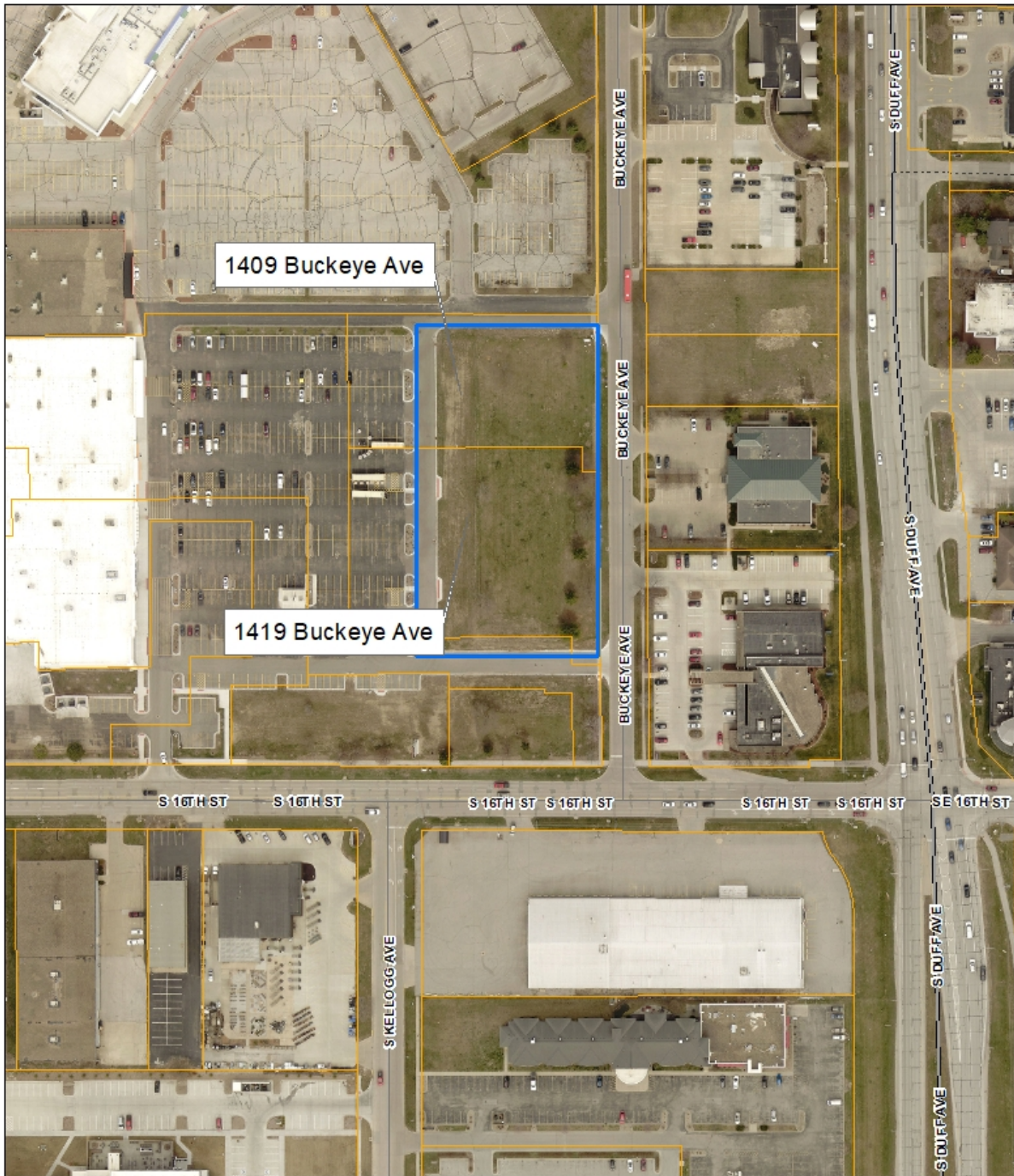
Major Site Development Plan Criteria.

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.*

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

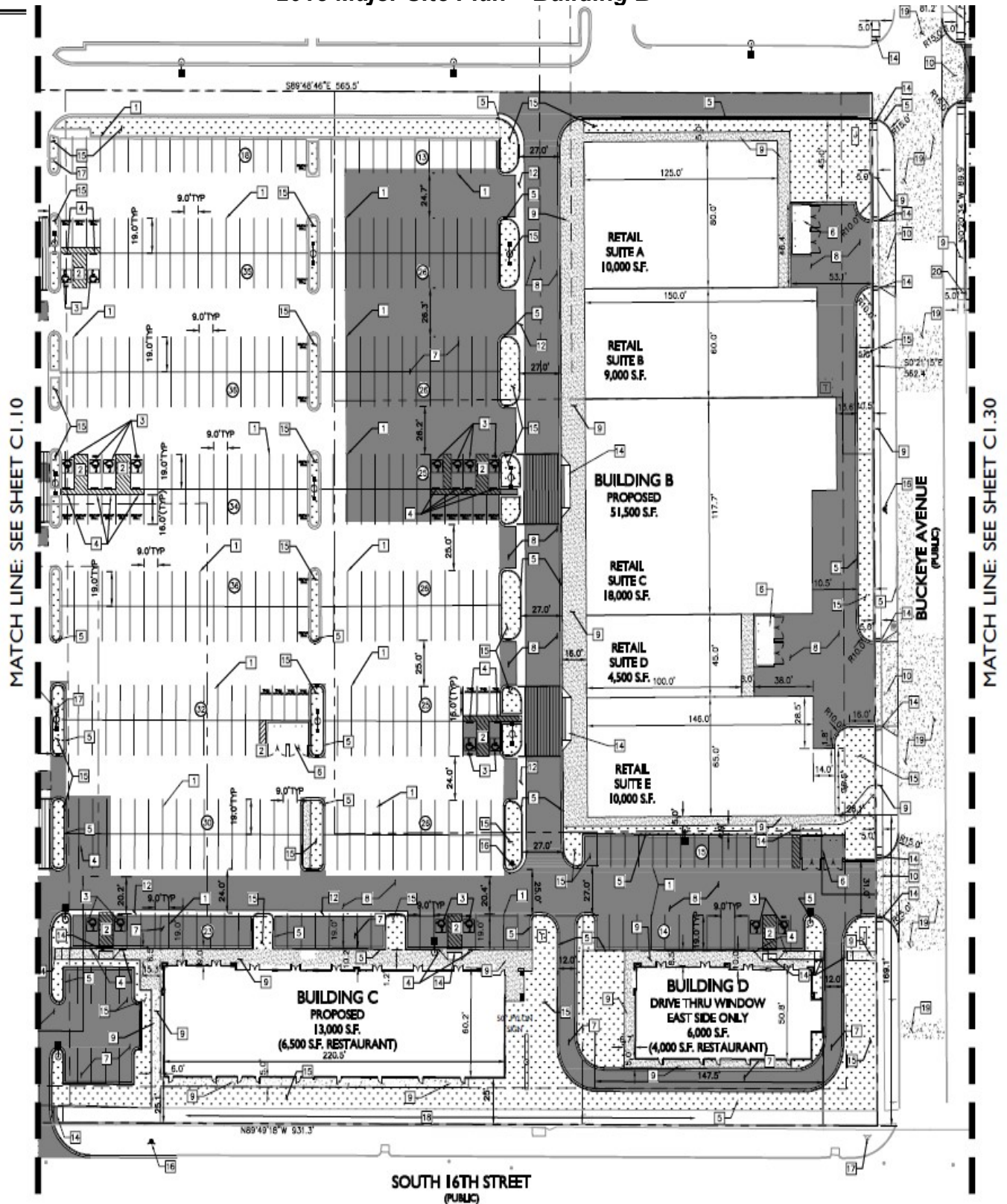
Location Map



Integrated Site Plan Subdivision Amendment 1409 and 1419 Buckeye Avenue Major Site Development Plan

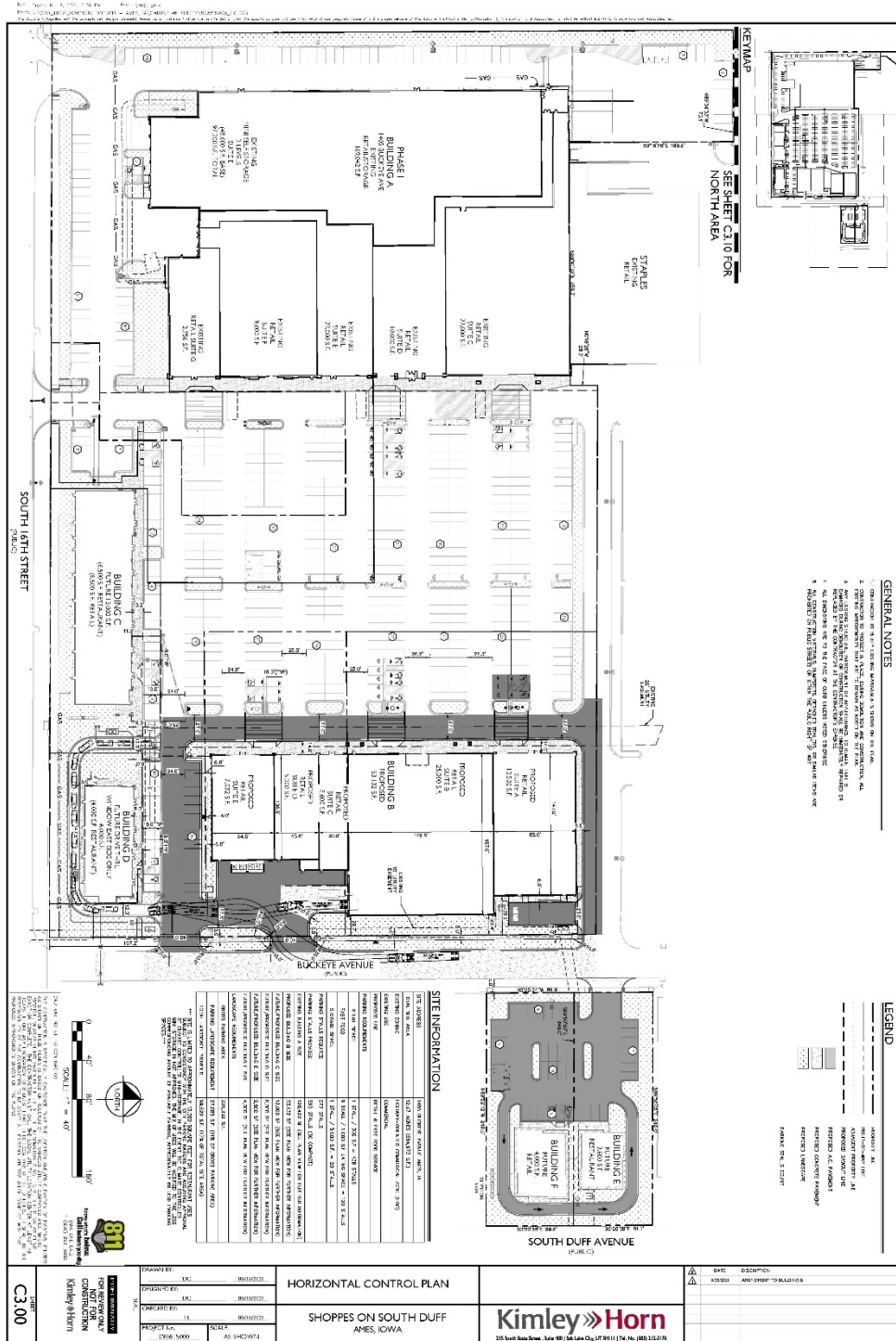
Attachment B

2018 Major Site Plan – Building B



Attachment C

2021 Major Site Plan



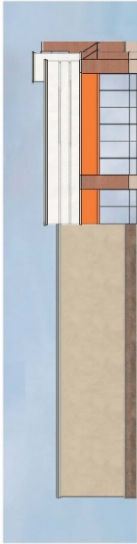


Attachment D

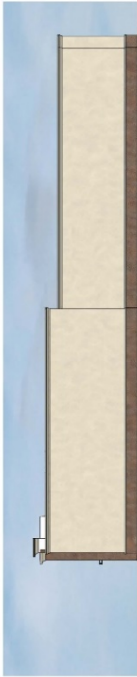
2018 Building Elevations



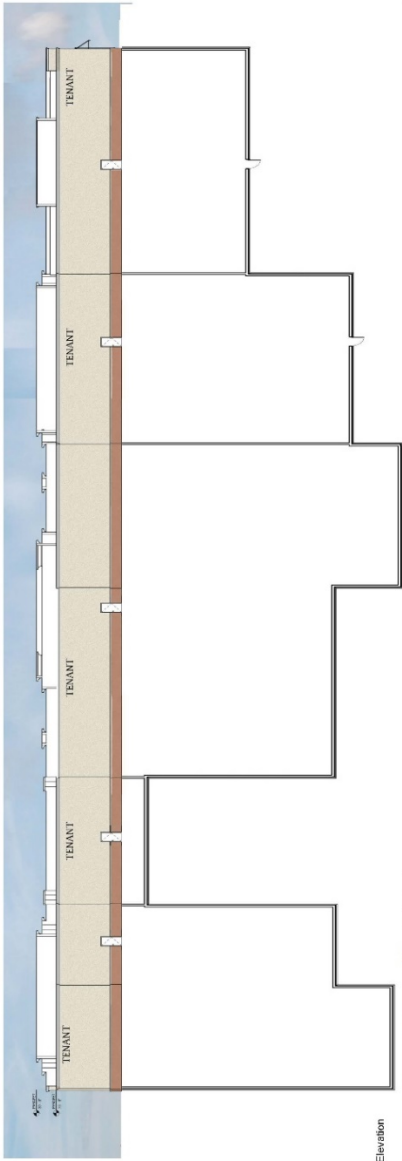
Building B | West Elevation



Building B | North Elevation



Building B | South Elevation



Building B | East Elevation

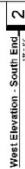
Kimley»Horn

OnPoint
DEVELOPMENT

Duff Plaza
Alfred, IA

DATE: 03/08/2018
BY: J. HORN
REV: 0.0

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Aries, Iowa 50701

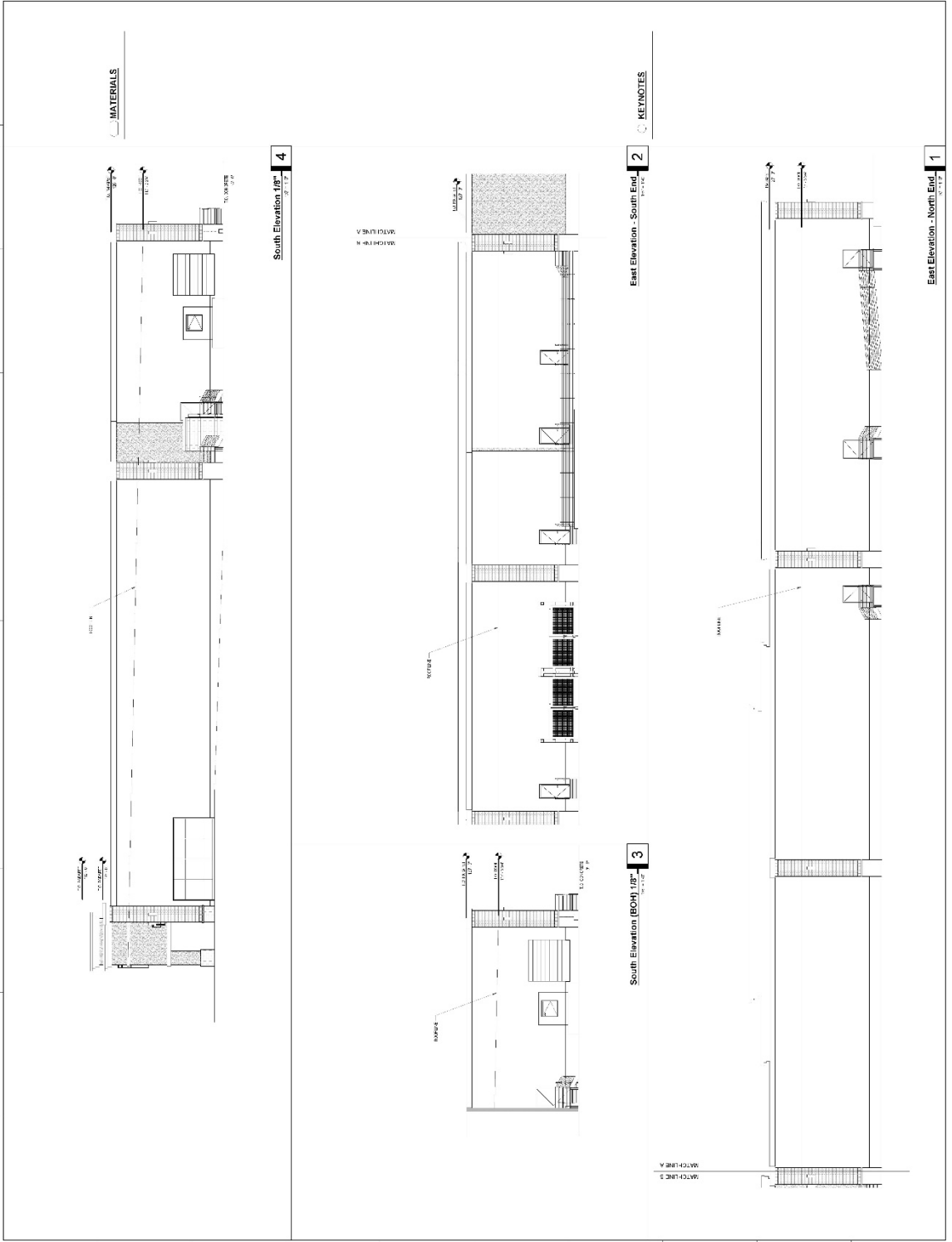




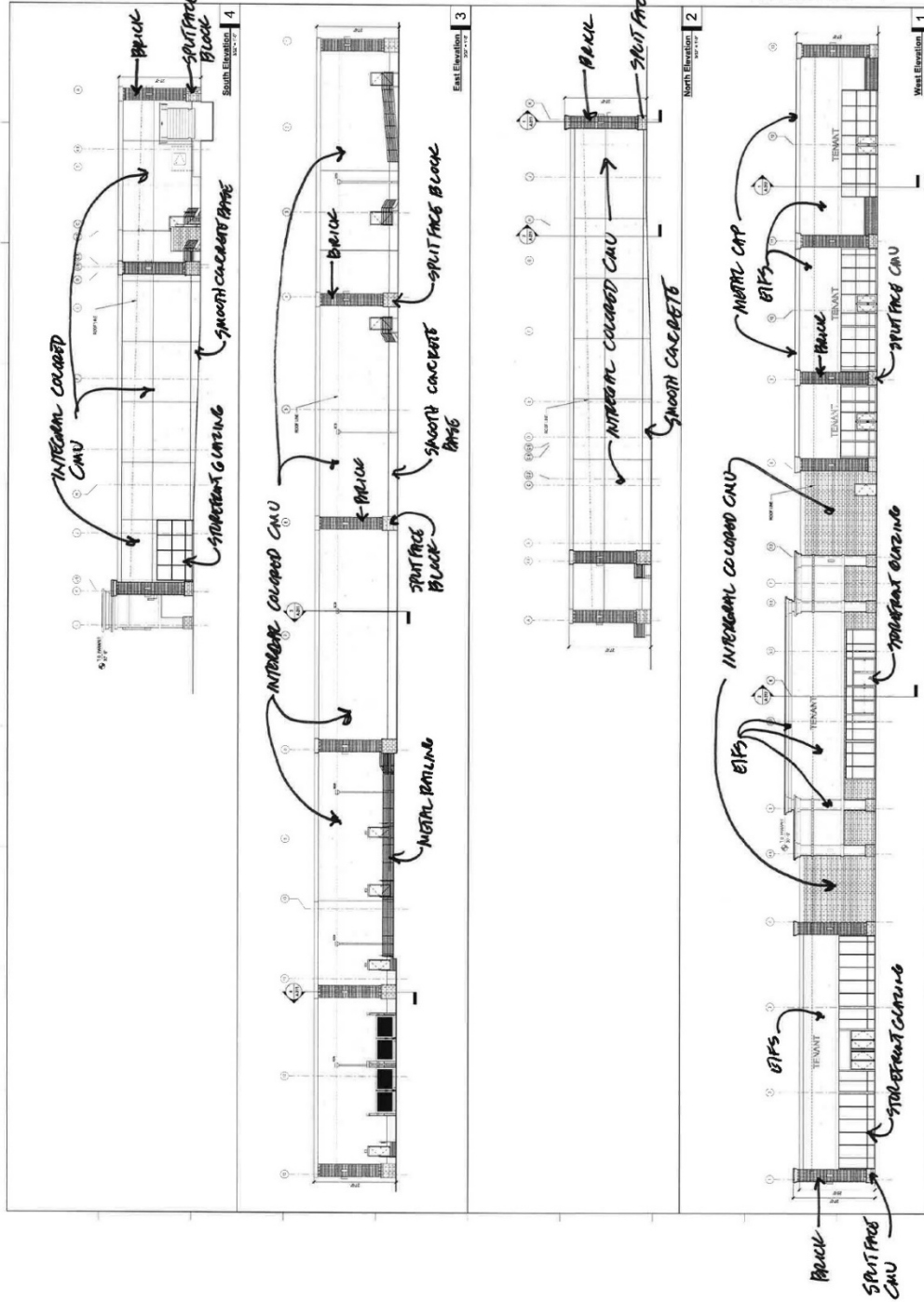
Duff Plaza Shopping Center
Building B
1418 Duff Plaza Ave
Mankato, Iowa 56001

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A-203
ELEVATIONS
10/10/17



Duff Plaza Shopping Center



OVERALL EXTENSION
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 is currently reviewing the storm water management plan. City staff is continuing to work with the developer to finalize the plan. Outstanding comments will not change the plan or calculations. The Storm Water Management Plan will need to be finalized prior to City Council approval of the Site Development Plan.

- 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. However, Inspections Division does have some comments that will need be addressed related to fire code compliance upon issuance of building permits to confirm final details.

- 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 storm water features have been enlarged to help reduce potential future flooding within this site and the subdivision to the east.

- 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. Critically, the existing landscape buffer along the west property line is to be retained. The disturbed areas of the site 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 provide vehicular access off S 16th Street and Buckeye Avenue as originally approved. All interior private sidewalks will connect with the public sidewalk system that is already in place. Sidewalks will be added in front of new buildings and connections will be provided to allow safe pedestrian connectivity throughout the site, specifically between Buildings B, C, and D.

The traffic division does not recommend this widening at this time due to likely restrictions on left turn from Buckeye to S. 16th Street.

- 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.***

Much of the existing site parking was retained. The applicant has made some improvement to the existing parking lot. The arrangement of parking serves each of the individual buildings and includes distributed ADA compliance parking spaces.

Dumpster enclosures design will need to be provided with other architectural drawings. If those enclosures are visible to surrounding property owner's addition landscaping has been proposed around the enclosures..

Buckeye will have loading areas for Building B. Front yard landscaping is the primary treatment for screening of this area. Additional landscaping has been added to provide additional screening.

- 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.

- 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 layout of the development is not changing and is still consistent with existing surrounding commercial development. 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.

Attachment G

Applicable Subdivision Law

23.700 SUBDIVISION FOR INTEGRATED SUBDIVISIONS

23.702. APPLICABILITY.

- (1) The subject site shall consist of one or more legally created lots.*
- (2) The property must be zoned commercial, industrial, medium density residential or high density residential.*
- (3) Residential development under these provisions is limited to apartment dwellings only.*
- (4) The subdivision must be associated with a Major Site Development Plan under Chapter 29.1502. Within this context, the Major Site Development Plan will be considered and referred to as an Integrated Site Plan.*

AMENDMENT PROCEDURE. (23.706)

(1) Amendments or modifications to an Integrated Site Plan Subdivision are processed as both an amendment to the subdivision plat and the associated Integrated Site Plan, being processed simultaneously and under the same review criteria and procedures specified for an initial application for an Integrated Site Plan Subdivision (per Section 23.703), except for Site Plan Amendments. Site Plan Amendments do not require a new Preliminary Plat.

- (a) Site Plan Amendments include the following: Sup #2021-3 23-40 Rev. 07-1-21
 - i. Minor Subdivision Plat for a boundary line adjustment of a lot(s) within the Integrated Site Plan.
 - ii. Site Development Plan changes to site improvements, such as parking, landscaping, building design, stormwater treatment measures that do not affect lot dimensions and infrastructure capacity.
 - iii. Amendments qualified as a Major Amendment per 23.306 are not Site Plan Amendments.

(2) The following types of amendments require the consent of all owners within the subdivision:

- (a) Major amendments as defined in Section 23.306.
- (b) Amendments that are not consistent with recorded covenants and maintenance agreements.

(3) Amendments pertaining to the layout or improvements on individual lot(s), and that do not otherwise fall under the provisions of subsection 1 above, require only the consent of the individual affected lot owners.

(4) If a portion of an Integrated Site Plan Subdivision is vacated, the property subject to the vacated portion shall constitute one lot unless the property is subsequently divided by

an approved subdivision. Development of the vacated lot is subject to an amendment to the Integrated Site Plan Subdivision and associated Integrated Site Plan.
(Ord. No. 4441, 6-22-21)