

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR 1699 APPLE PLACE TO RECONSTRUCT A POOL HOUSE IN OLD ORCHARD MOBILE HOME PARK

BACKGROUND:

Grand Center LTD is the owner of the property at 1699 Apple Place, located in the Old Orchard Mobile Home Park. The Old Orchard Mobile Home Park is located along and south of South 16th Street just east of the ISU Veterinary Medicine facilities. The owner of the property has applied for a Major Site Development plan to reconstruct and expand a Pool House. The property is located in the Residential Low-Density Park Zone (RLP) (Attachment A).

The RLP zoning standards require that all accessory buildings in RLP zones be reviewed and approved with a Major Site Development Plan. The proposed Pool House with its associated overhang is considered an expansion of the prior use.

Old Orchard was initially built in the early 1970s and included the existing pool house and nearby amenities. The proposed Pool House is a 520 square foot structure that is proposed in the amenity area of the Old Orchard Mobile Home Park (Attachment B). The enclosed area of the structure (399 sq ft.) will match the current footprint of the existing structure. The new structure will have an overhang that will extend outward 20 feet over what is currently open surface level paved patio area (Attachment C). The Pool House will provide storage for pool maintenance equipment, have two restrooms and patio furniture storage.

The nearby area has a mix of playground equipment, picnic tables and a pool. A clubhouse building is located nearby to the immediate northwest. The location of the Pool House meets all required setbacks from external property lines and other buildings. Additional details regarding the design features and conformance to zoning standards is included within the addendum.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the July 6 Planning & Zoning Commission meeting, the Commission voted 7-0 to recommend the City Council approve the Major Site Development Plan to reconstruct a Pool House at 1699 Apple Place in the Old Orchard Mobile Home Park.

ALTERNATIVES:

1. Approve the Major Site Development Plan for 1699 Apple Place to construct a replacement Pool House.
2. Deny the Major Site Development Plan for 1699 Apple Place if it is not found that the proposed project to conform to the standards of the RLP zone and Major Site Development Plan criteria.
3. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Site Development Plan is required within the RLP zoning district in order to construct new accessory buildings in the neighborhood. The site plan includes the required information including location, dimensions, floor plan, elevations and description of materials as well as surrounding buildings and nearby amenity features. (See Attachments).

The RLP zone allows for accessory buildings that otherwise comply with all applicable zoning standards. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, which is described above.

ADDENDUM

Project Description: Grand Center LTD is proposing to reconstruct an existing Pool House on their property at 1699 Apple Place and add an overhang onto the new structure. The total size of the reconstructed Pool House will be 399 Square feet of enclosed space. The Pool House serves a swimming pool, patio and recreational area in the amenity area located in the center part of the Old Orchard Mobile Home Park. The structure is located in an open space area with nearby playground equipment, picnic tables and a clubhouse building in addition to the swimming pool.

Site Layout and Building Design: The building is used to provide two restrooms, store equipment for swimming pool maintenance and patio furniture. The proposed façade will have horizontal vinyl lap siding. The roof will be comprised of asphalt shingles.

Landscaping: Currently, deciduous overstory trees exist nearby to the immediate west and slightly further east within the common amenity area the pool house is located within. The existing trees will remain in place. No additions or changes to existing landscaping are proposed. No new landscaping is required.

Parking/Access: Parking is located directly to the west of the Pool House and in front of the clubhouse building. These parking stalls provide parking and access to the amenity area for residents who wish to visit this location by vehicle to swim or spend time in the amenity space, including the Pool House. The reconstruction of the Pool House does not require additional parking.

Water & Sewer Utility Service: The pool house will utilize existing water and sewer service connections which have been reviewed by City staff and are adequate to provide service to the pool house.

Major Site Development Plan Criteria: Additional criteria and standards for review of all Major Site Development Plans are in Ames *Municipal Code* Section 29.1502(4)(d) and includes 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 (Ames Plan 2040), and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department, Engineering Division, has determined that the proposed development is not subject to the *Ames Municipal Code* Chapter 5B stormwater

requirements as the area being disturbed is less than 1 acre. The site is compliant with all coverage and landscaping requirements.

- 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 applicant has provided for adequate service of water, sewer, and electricity. Water and sanitary sewer connections are available on site via current connections. Electrical load calculations have been reviewed and are compliant for the infrastructure existing on site.

- 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 other applicable Fire Code standards for the site and finds that the minimum requirements are met.

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

The proposed development will not be a danger to any nearby property. The site is largely flat and is not within or near a floodplain.

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

The site is nearly flat. Three existing deciduous trees located nearby to the west of the Pool Building are to be preserved. A group of existing deciduous trees to the east of the swimming pool are also being preserved.

- 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 building is accessed from Mulberry Boulevard to the immediate west. The current street system and pedestrian walkways have served the Old Orchard Mobile Home park for many years as originally approved. No changes to pedestrian or vehicular access are proposed.

- 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.***

As an accessory building in the RLP zone the Pool House does not require landscaping or screening from nearby properties.

- 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.***

No changes in entrances or exists onto adjacent streets are proposed or required.

- 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.***

No lighting is proposed on the new Pool Building.

- 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.***

No adverse effects from air pollution, noise, odors, glare, or other nuisances are anticipated from this Pool House reconstruction.

- 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 Pool House complies with all applicable setbacks in the RLP zone and maintains existing open spaces in the Old Orchard Mobile Home Park. The Pool House will continue to serve the same functions as it has otherwise previously.

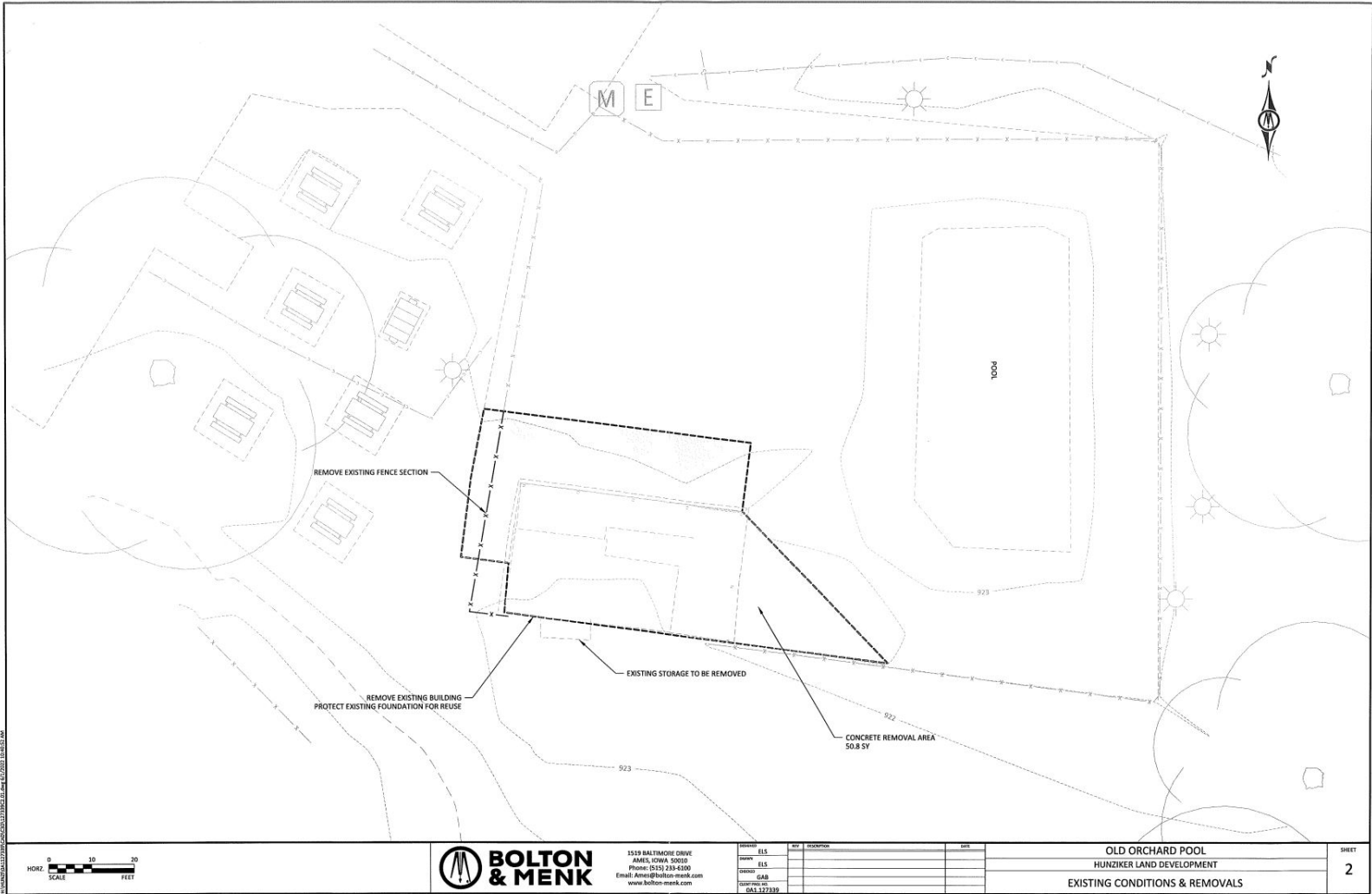
Attachment A- Location & Zoning



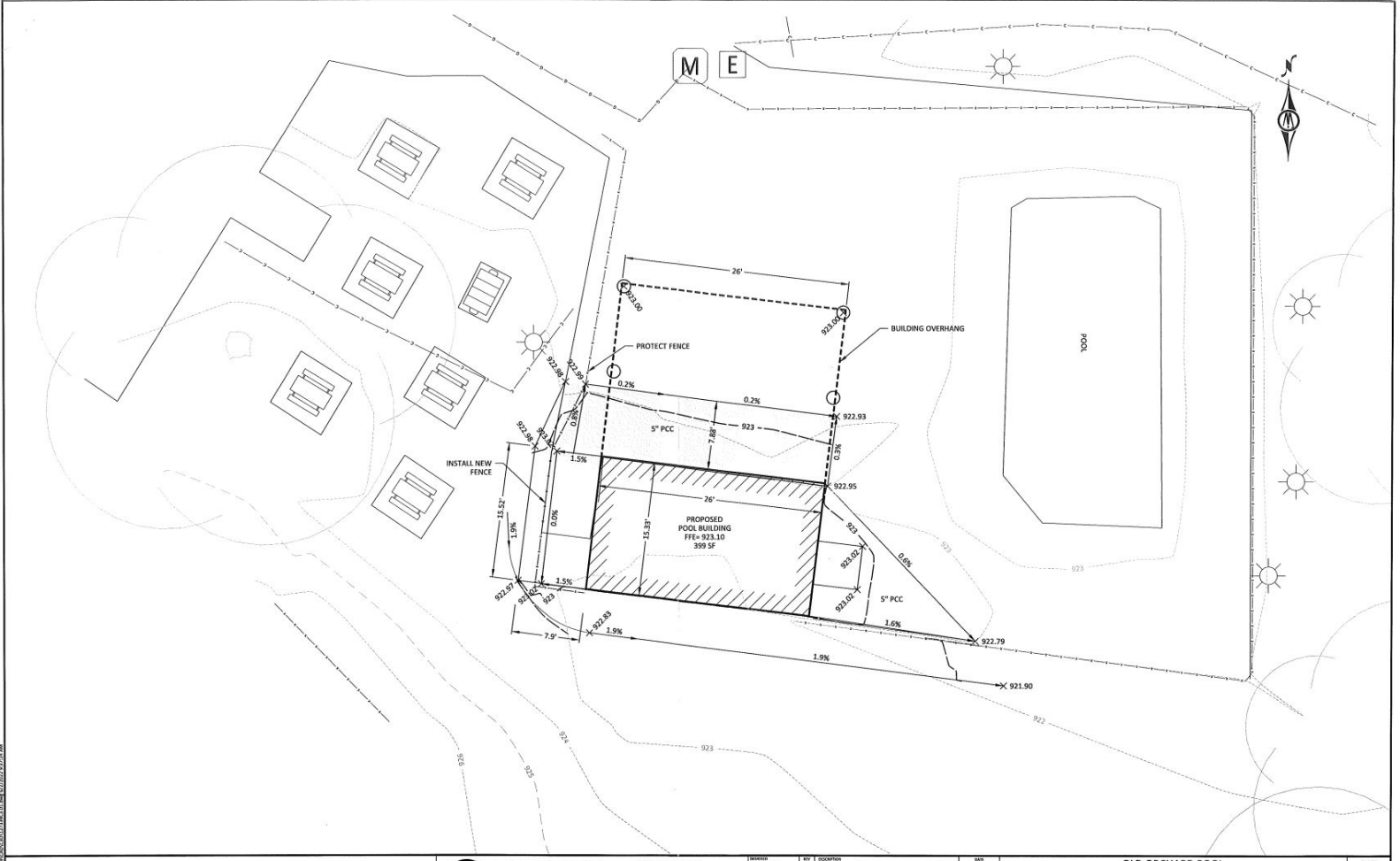
Pool House Location
Old Orchard Mobile Home Park

1699 Apple Place
Pool House Location
Old Orchard Mobile Home Park

Attachment B- Existing Conditions



Attachment B- Cont.- Site Plan



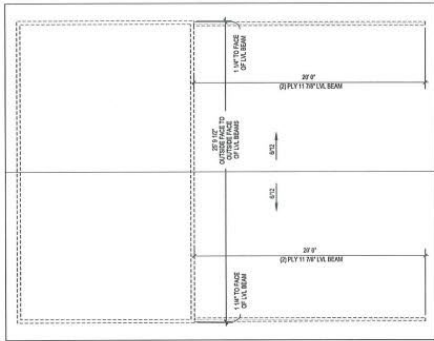
1519 BALTIMORE DRIVE
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DATE	BY	DESCRIPTION
04/12/2010	ELS	
	ELS	
	GAB	

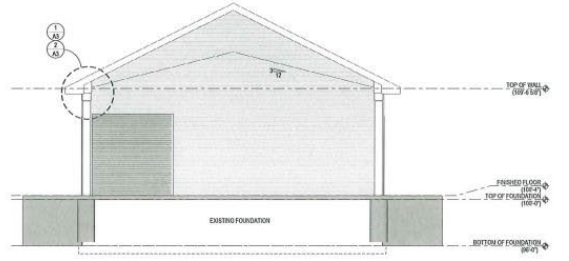
OLD ORCHARD POOL
HUNZIKER LAND DEVELOPMENT
GEOMETRICS PLAN

SHEET
3

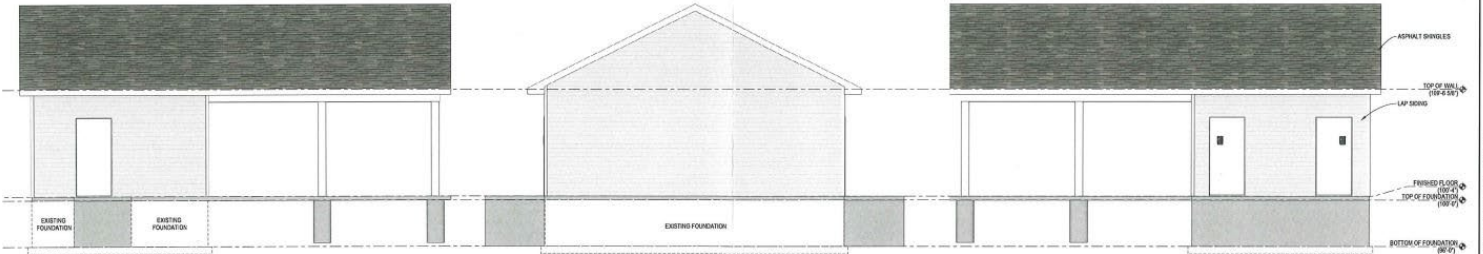
Attachment C- Elevations & Floor Plan



ROOF PLAN
SCALE: 1/4"=1'-0"



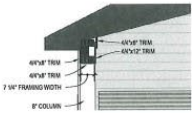
NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



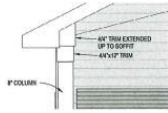
EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 BEAM DETAIL
SCALE: 1/2"=1'-0"



2 BEAM END TRIM DETAIL
SCALE: 1/2"=1'-0"

ROOF NOTES	
ROOFING	ASPHALT SHINGLES
FLASHING	3/8" COPPER
TRIM	4x4 TRIM
FRAMING	7 1/2" FRAMING BATT
INSULATION	7 1/2" FRAMING BATT
VENTING	NO
CHIMNEY	NO
OTHER	NO

SIDING NOTES	
ROOFING	LAP SIDING
TRIM	4x4 TRIM
FRAMING	7 1/2" FRAMING BATT
INSULATION	7 1/2" FRAMING BATT
VENTING	NO
CHIMNEY	NO
OTHER	NO

HCS
 111 MULBERRY BLVD. (POOL BUILDING)
 EXTERIOR ELEVATIONS
 Project: 111 MULBERRY BLVD. (POOL BUILDING)
 Scale: AS SHOWN
 Date: 10/20/22
 Drawn By: R.F.
 Revision:

