

ITEM #: 40  
DATE: 03-28-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**REQUEST: REZONING FROM “FS-RL” (SUBURBAN RESIDENTIAL LOW-DENSITY) AND A PORTION OF THE FS-RM AREA TO PLANNED RESIDENCE DISTRICT (F-PRD) AND A MAJOR SITE DEVELOPMENT PLAN FOR A PORTION OF THE PROPERTY ADJACENT TO THE CORNER OF CAMERON SCHOOL ROAD AND GW CARVER AVENUE ADDRESSED AS 3400 CAMERON SCHOOL ROAD**

**BACKGROUND:**

The property owner, Friedrich, R & Sons Inc & Friedrich Land Development Company LC, requests the rezoning of an area comprised of approximately 80 acres. This land was annexed in May of 2022. A rezoning with Master Plan was approved on December 13, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL) and Floating Suburban – Residential Medium Density (FS-RM). (see Attachment A – Location & Existing Zoning). **This proposed PRD has been submitted to request a change the Floating Suburban – Residential Low Density (FS-RL) to Planned Residence District (FS-PRD). The developer has submitted a for a preliminary plat as well that will be brought forward for City Council approval subsequent to approval of the PRD.** (see Attachment B – Proposed Zoning).

The applicant is requesting rezoning to Planned Residence District (F-PRD) with a Floating Suburban - Residential Low Density base zone to allow for a single-family residential development with zero-lot-line homes combined with standard lot development. **The proposed rezoning to a PRD allows for the developer to propose different housing types than allowed by standard zoning and request variations to base zone standards in support of the different housing types. PRDs are also intended to include open space and/or amenities not typical of a standard base zone development. The zero-lot-line homes are not typical of a standard base zone nor is the proposed reduction in lot size, thereby necessitating the PRD.** The applicant chose to propose a PRD in lieu of the PUD Overlay for housing variation due to the large amounts of open space in the project and lack of specific housing design requirements with the PRD standards.

The proposed PRD includes 105 single-family residential lots, a clubhouse lot, and eight outlots (see Attachment J). Of those residential lots, 55 will be located at the southern end and be developed as standard single-family, detached homes. The other 50 residential lots will be at the north end and developed as smaller, zero lot line single-family detached homes and clubhouse. The zero lot line homes are a second “Domani” development similar to the current development in south Ames. The proposed PRD plan also includes a centrally located private pocket park to be located in the northwest

corner of Outlot B. (See Sheet 1.01 of Attachment J) Details of the pocket park have not yet been developed by the developer and a condition is included for this requirement prior to final plat approval.

**The proposed PRD rezoning is consistent with the approved Master Plan and zoning agreement intent for development areas.** The overall density of the FS-RL area, as shown on the approved Master Plan, is between 3.75 and 4.25 units per acres based on the net acres proposed number of residential units. This density range would allow 96 – 111 single family dwelling units. The proposed PRD density is 4.09 units per net acre with 105 single family homes. The smaller Domani II lots with larger amounts of open space blended with the standard lots allows for larger homes to the south along the extension of Cartier.

The eastern edge of the proposed PRD will be future FS-RM zoned development designated for single-family attached housing, a separate Ag zoned lot for future development, and the existing Scenic Valley Subdivision. All other edges of the PRD will be bordered by Story County residences or the loway Creek.

The accompanying Major Site Development Plan (MSDP) (Attachment G) contains the site layout, including placement of the clubhouse, pedestrian and vehicular circulation, parking, stormwater detention/retention, open space and amenities, and landscaping. The MSDP accompanying the PRD request will be the controlling plan for development of the site and its specific uses upon approval of the PRD. The upcoming Preliminary Plat controls for lot layout and public improvements.

### **Domani II**

The north portion of this PRD will be Domani II, very similar to the Domani development approved off of Oakwood Road. The layout and building footprints are similar on all 50 zero-lot-line homes. 31 lots will be smaller than 6,000 square feet, the minimum lot size for the comparative base zone of FS-RL. Although smaller than typical detached single-family home lots, the lot sizes are larger than single-family attached minimum lot sizes that would be permissible under FS-RL zoning. **The zero-lot-line homes will have the homes setback 1.5 feet from the zero-lot-line side property line, there will be setback at least 10 feet between adjacent structures.** Placing the structures on the lots in this position allow the creation a “courtyard,” or private patio space for the homeowner. Attachment “I” depicts the house layout plan for the courtyard homes of the subdivision.

Due to the developer’s concept of smaller lots with common area maintenance, the plan includes a proposed reduction in front, rear, and side yard setbacks. Typical front yard setbacks would be 20 feet for a house and 25 feet for its garage in the FS-RL zoning district. The applicant proposes front yard setbacks of 18 feet or more for most homes. Although the façade may be 18 feet as the minimum setback, the garage face maintains a minimum of 20 feet to allow for car parking on the driveway. The rear yard setbacks will be range from 16 feet to 20 feet not including patios. The proposed clubhouse is approximately 15 feet from Erickson Lane and Columbus Avenue. Based upon past PRDs, setbacks along public streets within a new development may be reduced as

proposed. Additionally, much of this area is bordered by outlots to create separation of uses with reduced setbacks.

Each home will have a minimum of two required garage parking spaces. Homes within the Domani Development with at least 20 feet of front yard setback can accommodate additional driveway parking. Note that a front yard setback deviation of 18 feet is permitted to corners of angled site layout, however driveways will maintain 20 feet of space for parking.

On-street parking will be provided throughout the development on the north and east sides of the street. The streets are designed as local residential streets with a 26-foot curb to curb width, which allows for parking on one side of street subject to driveway spaces, visibility, etc. The clubhouse is centrally located within the Domani area of the development and walkable by the residents. The proposed clubhouse is viewed as an accessory use and no off-street parking is required for the use. However, on street parking is needed to support the use. There is on street parking proposed adjacent to the site to meet needs of guests that drive to the site.

Phasing of development and amenities is an import component of a PRD plan. The development of Domani will be broken into 6 phases (*See Attachment G – Site Phasing Plan*). The development will start at the Cameron School Road with the construction of Erickson Avenue towards the east with construction of Columbus to Everest Avenue. The clubhouse will be constructed after the first 25 homes have been constructed, resulting in construction during Phase 4. Domani II sales will occur at the clubhouse of the existing Domani site and not include a sales trailer as was allowed with Domani I. **The Clubhouse is required through a proposed condition to be under construction prior to development and construction of homes in the 4th phase and completed prior to initiation construction of homes in the 5th phase.**

The south edge of Domani II includes pocket park along Erickson Avenue between Domani and the standards lots. The park will be constructed when Erickson Avenue makes the connection between this area and Domani II, resulting in construction during Phase 3 of both developments. The park would then be in place at that time there would be a approximately 47 homes, 23 within Domani II and 24 within the south residential area. At this time the developer has not described features of the pocket park other than its location and that a walkway will connect from it to the planned FS-RM development to the east. **The pocket park will be required through a proposed condition to be under construction starting in Phase 3 and completed prior to initiation construction of homes in the 4th phase in either residential area.**

### **Other Single-Family Detached**

The other 55 lots will be plated and developed as a traditional FS-RL single-family detached subdivision. The PRD is blending density across the site which allows for larger lot sizes in this area than is commonly seen in standards FS-RL subdivisions. No deviations are requested for this area. Side and rear setbacks at the development perimeter will be the same as those of the base zone, RL. This includes a minimum of 6 feet for a one-story home, 8 feet for a two-story home, 20 feet for a front and rear yard,

and 25 feet front setback to a garage.

The standard single family lots will be developed in 7 phases (*See Attachment G – Site & Phasing Plan*). The development will start at the boundary with Scenic Valley and go west along Cartier Avenue, with the last two phases along Polo Avenue.

### **Site Details**

PRD developments require open space and amenities within to be able to be used by the residents within the development. This project includes common open space of approximately 57% (outlots and the clubhouse lot, excluding right-of-way and residential lots). This exceeds the 40% open space standard of the PRD. This proposed PRD provides a small pocket park that is centrally located within the development on the east side of Erikson Avenue, in the northwest corner of Outlot B. At this time, details have not been finalized as to what amenities may be provided within the pocket park or how it may be laid out. **Pocket park details will be required to be submitted and approved by the Planning Director prior to the Final Plat that includes Outlot B.**

A sidewalk between Lots 116 and 117 will provide pedestrian access over to the park through Outlot H. Additional connections will be provided through the FS-RM and Ag zoned parcels and will be reviewed with future plats and site plans. Possible future sidewalk connections could exist at the southeast end of Outlot B between Polo Avenue to the FS-RM zoned lot.

The southwest area of the PRD has significant tree coverage and slope at the rear of Lots 1-16. A Slope Protection Easement will be approved through the platting process that will provide slope protection on Lots 1 – 16. Additionally, the loway Creek floodplain exists on the property with the Environmental Sensitive Overlay (O-E). The O-E overlay requires a natural resource inventory for disturbance in the floodway. No disturbance is proposed within the floodway.

Stormwater management will occur across eight outlots in some variation. All eight of the outlots will handle storm sewer and surface flowage easements to some extent. Ponding and wet land areas will occur on Outlots A, B, and F. Additionally, five outlots will also include pedestrian access easements across the entire outlot (Outlots A, B, F, G, and H). Details on stormwater management and easements will be part of the preliminary and final plat approval needed for development of the site.

Outlots A and B are centrally located within the PRD splitting the two housing developments. These outlots are a result of the natural topography and ponding on the land. Outlot F lies within the loway watershed. The approved stormwater plan implements those strategies. All three of these outlots are included in the stormwater management plan that is reviewed as part of the platting process. The rear yards of Lots 2-16 will also have a stormwater flowage easement. Lots 7 – 16 will collect stormwater and pipe it over open space area between Lots 6 and 7 and then down into to Outlot F.

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.

### **PLANNING & ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission met on March 15<sup>th</sup> and reviewed the proposed project by the developer, including both the proposed PRD rezoning and the preliminary plat. The Commission discussed house layouts in relation to front setbacks, open space, parking, drainage, and tree protection. The Commission voted to approve the staff recommendation with a 6-0 vote. The applicant is working to finalize details for the preliminary plat and storm water management plan to coincide with the third reading of the PRD rezoning ordinance

### **ALTERNATIVES:**

1. Approve the following two requests for the property:
  - A. Rezoning of the properties from Floating Suburban – Residential Low Density (FS-RL) to Planned Residence District (FS-PRD) and direct staff to modify the Zoning Agreement for the rezoning with master plan prior to third reading to reflect the approval of a PRD.
  - B. Approval of the Major Site Development Plan, subject to the following conditions:
    - i. A final plat must be approved to create individual lots to construction of homes described within the PRD.
    - ii. The clubhouse and pool are to begin construction as part of Domani phase four. The clubhouse and pool must be completed prior to the construction of a home in the fifth phase, unless an extension is granted by the City Council.
    - iii. The pocket park will begin construction as part of phase three of either residential area and be completed prior to the construction of a homes in the fourth phase, unless an extension is granted by the City Council.
    - iv. Details of amenities and layout of the pocket park will need to be reviewed and approved by the Planning Director prior to the Outlot B being Final Platted.
2. Approve with modified conditions the request for Rezoning and approval of the Preliminary Plat and Major Site Development Plan for the property.
3. Deny the request for Rezoning and approval of the Preliminary Plat and Major Site Development Plan for the property, 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 proposed Planned Residence District (F-PRD) rezoning is consistent with the approved Master Plan. The proposed density of development 4.09 units per acre and 105 single family residential lots as stated in the Master Plan.

The applicant has chosen the F-PRD process due to the proposed mix of housing types. The smaller lots enable the developer to provide a viable number of homes while providing for large areas of open space and stormwater management. The development connects existing street stubs and extends two existing streets. Extension of Cartier further to the west (into the County) is not planned by the City and is addressed as part of the upcoming preliminary plat review for street and blocks.

In a 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 lot 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.

The alternative approach of the PRD differs from conventional development in allowing for additional detached single-family dwellings. The site could be developed under FS-RL with a combination of detached and attached housing using a similar street layout and potentially a greater density of development. However, the PRD design allows for all detached housing product and includes additional common area open space and amenities of a clubhouse, which meets the overall intent for the district and its design principles. The proposed layout introduces a slightly smaller lot size option to the housing market in Ames creating some additional diversity of choices which is viewed as beneficial to the City's housing goals.

The upcoming preliminary plat addresses, lot design, layout, block lengths, infrastructure improvements, and storm water management at a greater detail than the PRD proposal. Staff anticipates the preliminary plat will be presented to City Council for approval concurrent with the third reading of the PRD ordinance.

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 #1A&B, which is to approve the request for Rezoning and Major Site Development Plan for the PRD with the noted conditions.**

## ADDENDUM

### PROJECT DESCRIPTION:

The applicant is proposing a single-family development with 105 dwellings and amenity space of a clubhouse and pool for the residents. Fifty of the dwellings will be on zero-lot-line lots where one of the sides of the house abuts a side lot line. The applicant refers to these zero-lot-line homes as courtyard or patio homes due to the design featuring this private space for each home rather than a traditional yard. The remaining 55 lots will have custom-built homes. Of the 50 zero-lot-line dwellings, 31 will be on lots smaller than 6,000 square feet – the minimum in the base zoning district of FS-RL. All lots will meet or exceed the minimum width requirement of 50 feet.

The development of Domani will be divided into 6 phases (*See Attachment G – Site & Phasing Plan*). The development will start at the Cameron School Road access and work towards the east. The clubhouse will be constructed after the first 25 homes have been constructed, resulting in construction during Phase 4.

The standard single family lots will be developed development will be done in 7 phases (*See Attachment G – Site & Phasing Plan*). The development will start boundary with Scenic Valley and go west along Cartier Avenue, with the last two phases along Polo Avenue.

### **Building Design**

The Domani II area (the north 50 lots) will be homes in a “modern farmhouse” style. Common architectural features include gable rooves, dormer windows, board and batten siding, and covered porches. There are several house plans for the courtyard homes while the large lots are intended for custom homes. The courtyard homes have multiple façade options with the design intent (*See Attachment I*). The zero-lot-line homes will abut one of the side property lines and will have at least a 10-foot building separation on the other side. The zero-lot-line side of the home will have no windows or only windows compliant with the Fire Code (such as glass block). The intent is to create a private space for one of the homes. These homes will occupy most of the lots, leaving little to no rear yard. The homes will be one story with an option for some lots to have a second floor or “half” story.

The Clubhouse is approximately 2,000-square-foot one-story building of a similar design to that of the homes.

The traditional single family lots (south 55 lots) will comply with the FS-RL base zoning regulations complying with all lot size and setback requirements. These homes will be custom built so a standardized style is not expected.

### **Setbacks and Yards**

The Domani II new homes have reduced setbacks for front, side and rear yards. The proposed variations from base standards allows for all detached homes rather than creating attached single-family homes. The clubhouse also includes reduced front yard

setbacks of approximately 15 feet. The other homes will meet a front setback of at least 18 feet. Typical requirements of FS-RL zoning are 20 feet to a facade and 25 feet to a garage for front loaded single-family homes. Rear loaded homes can be as close as a 16-foot setback within FS-RL zoning.

The proposed front yard setback reduction is atypical for projects with public streets. The proposed design features are more common with private streets. Although the PRD standards call out a limitation to reduction in setbacks along the perimeter of the development and public streets. Staff believes that this approach allowing for reduced front yard setbacks along internal public streets is consistent with intent of the PRD to consider variations with diverse housing types. Reduction in front yard setbacks changes the look and feel of the streetscape with homes closer to the street and it does affect the functionality of space to some degree if there is not room for driveway parking and street tree maturity. There is no requirement for front yard trees on private property so there is no direct impact to private landscaping options. Staff supports the proposed reduction believing the overall impact to the streetscape will be minimal and that allowing for 20 feet on the remaining home lots is similar to FS-RL standards. The clubhouse with reduced setbacks will include front yard landscaping to enhance its appearance.

Side setbacks are zero on one side of each lot to facilitate the creation of the private patio spaces. A minimum of ten feet between structures will exist on the opposite side. Rear setbacks abutting the common area lots will be less than ten feet in most circumstances. Note that lots along the perimeter of the development boundary will comply with PRD standards for setbacks to match that of the underlying zone.

The applicant proposes custom home design for the southern 55 lots with a few lots at a 49-foot lot width and larger. These lots all meet the lot width and area requirements and all homes will comply with the front, side and rear setback requirements of the FS-RL district.

### **Infrastructure**

The site will be fully served by City sewer. Electricity, will be provided by Midland. Water will be provided by Xenia. All water infrastructure, pipes, hydrants, water pressure, etc will be required to be design to meet all City of Ames specifications and inspected by the City for compliance. This is not typically for development within the City of Ames, but is in compliance with Water Service Operations and Territory Agreement between the City and Xenia. Sanitary sewer extension from the south and easements are included as part of the development.

### **Access & Circulation**

Vehicular access will come from Cameron School Road at the north end and an extension of Cartier Avenue in the south portion of the development. A future east-west connection (Columbus Drive) will be provided as future phases of Domani II are developed and connect with a future extension of Everest Ave. Both Cartier Avenue and Everest Avenue will be extended from Scenic Valley Subdivision to the south. Four new streets will be constructed to provide circulation throughout the development. Erickson



Avenue will provide a north-south connection through the PRD from Cameron School Road to Cartier Avenue. Polo Avenue will be a small street within in the southern half of the PRD. Erickson Avenue and Polo Ave provide additional circulation through the Domani II development and provide a connection to future development that will occur to the east of the PRD.

On-street parking will be available as all streets are residential streets. Due to small lot width incorporated into the design staff and the applicant have taken care to design driveway placements to maximize the amount of on street parking.

### **Parking**

Staff has determined that the parking for a neighborhood clubhouse should be treated as an accessory use to the development much like a clubhouse in an apartment complex. The clubhouse is centrally located and walkable for the residents of Domani II. The developer has designed this lot and adjacent lots in order to provide adequate room for on-street spaces adjacent to the clubhouse on Erickson Street. If City Council does not find that the proposed on street parking is adequate for this use in consideration of the street design and lot layout of the Domani lots, the clubhouse site would need to be redesigned to include on-site parking.

Each single-family home will have a minimum of a two-car garage in the Domani II area. One home plan would allow for a three-car garage. Most homes will have a driveway of at least 20 feet long allowing for the parking of vehicles without obstructing a public sidewalk. Obstructing a sidewalk is prohibited by the Ames Municipal Code.

*See Attachment G, Site & Phasing Plan*

### **Landscaping**

The neighborhood will comply with the street tree requirements of Sec. 23.402. The street tree requirement is intended to have overstory trees planted approximately every 50 feet. There is also diversity of tree species requirement for street trees. The City Forester reviews and approves street tree plantings. Homes with reduced front yard setbacks will likely have smaller tree plantings due to the reduction in space. Final tree selections will be verified as part of a final plat of an addition. A sheet within the PRD plans sets shows the street tree layout in relation to driveway and future street lights.

Landscaping, including shrubs and trees, will be installed around the clubhouse consistent with commercial front yard planting requirements. Due to the reduced setbacks there will be smaller ornamental trees rather than over-story trees that are typically required in front yard landscaping. Changes to the typical standards are permissible as part of the PRD review.

*See Attachment G, Site Development Plan*

### **Open Space**

The open space improvements and amenities have been designed with the residents of the community in mind. The open space and amenities are intended to provide both an

active and passive experience. A minimum landscaped open space requirement of 40% is required for the F-PRD zone. The site includes 57% open space. The outlots and 3 39.47 acres or about 49% of the site, including right-of-way. The home lot area occupies 25.89 acres or about 32% of the site. The rest of the site, 10.89 acres or about 17% of the site, is right-of-way.

The clubhouse will have a minor amount of wall signage identifying as the Domani Clubhouse along with directional signage.

## **APPLICABLE REGULATIONS**

### **Future Land Use Map.**

The Ames Plan 2040 Future Land Use Map designates the property as RN-3, Residential Neighborhood – Expansion. This designation replaced what was previously identified as “village” and is compatible with the FS-RL zoning designation.

*See Attachment C, Ames Plan 2040 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 proposed zoning is Planned Residence District (F-PRD) which is permissible with any underlying Plan 2040 designations for residential. *See Attachment B, Proposed 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 D, Findings Regarding F-PRD Development Principles, and Attachment E, 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 D, 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 E, 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 G, Site & Phasing Plan*. 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 F, Findings Regarding Major Site Development Plan Design Standards*.

**Development Agreement.**

An annexation and zoning agreement exist for this development that addresses requirements between the developer and the City related to utilities, sidewalk and right-of-way improvements interior to and adjacent to the site. These agreements are applicable to this PRD and will be addressed through the platting process. An amendment to the Zoning Agreement is needed to address the change of zoning for the FS-RL and FS-RM areas of the site. The Ag zoned parcel adjacent to the site is unaffected by the proposed rezoning. There will be no change to the allocations of development intensity related to sanitary sewer capacity or improvement requirements of the annexation agreement.

**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



The Bluffs at Dankbar Farms  
Preliminary Plat

# REZONING PLAT

## THE BLUFFS AT DANKBAR FARMS

### STORY COUNTY, IOWA

NOVEMBER 2022

**DEVELOPER**  
**LAND DEVELOPMENT COMPANY, LLC**  
 1001 15TH ST  
 AMES, IA 50010

**&**

**FREDERICK R & SONS INC.**  
 1001 15TH ST  
 AMES, IA 50010

**APPLICANT**  
**LAND DEVELOPMENT**  
 1001 15TH ST  
 AMES, IA 50010

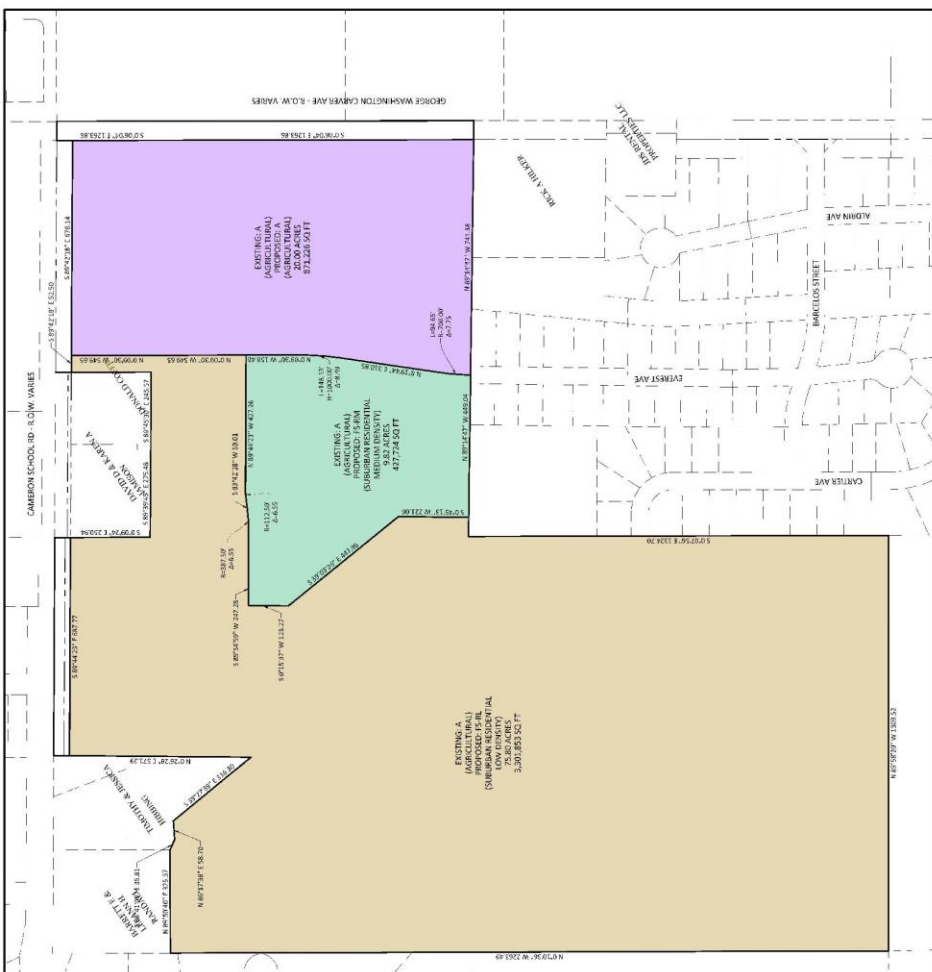
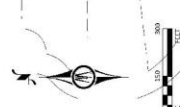
**DRAWN BY**  
**BOLTON & MENK ENGINEERS**  
 1001 15TH ST  
 AMES, IA 50010

**CHECKED BY**  
**BOLTON & MENK ENGINEERS**

**DATE**  
 11/15/2022

**LEGAL DESCRIPTION**  
 THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 24 WEST OF THE 5TH P.M. STORY COUNTY, IOWA, EXCEPT BEGINNING AT CONCRETE MONUMENT LOCATION CENTER OF SECTION 30, 1001 FEET OF THE 5TH P.M. IN STORY COUNTY, IOWA, APPROXIMATELY 2.6 ACRES DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE MEAL OF THE 5TH P.M. ALONG THE WEST LINE OF SAID SECTION 30, 1001 FEET TO THE WEST LINE OF THE ROAD FRONT THEREAFTER TO THE POINT OF BEGINNING TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4, THENCE NORTH 201 FEET TO THE PLACE OF BEGINNING.

**INTERESTS**  
 THE COUNTY EAST QUARTER OF SECTION 30 IN TOWNSHIP 36 NORTH, RANGE 24 WEST OF THE 5TH P.M. STORY COUNTY, IOWA, EXCEPT BEGINNING AT CONCRETE MONUMENT LOCATION CENTER OF SECTION 30, 1001 FEET OF THE 5TH P.M. IN STORY COUNTY, IOWA, APPROXIMATELY 2.6 ACRES DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE MEAL OF THE 5TH P.M. ALONG THE WEST LINE OF SAID SECTION 30, 1001 FEET TO THE WEST LINE OF THE ROAD FRONT THEREAFTER TO THE POINT OF BEGINNING TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4, THENCE NORTH 201 FEET TO THE PLACE OF BEGINNING.



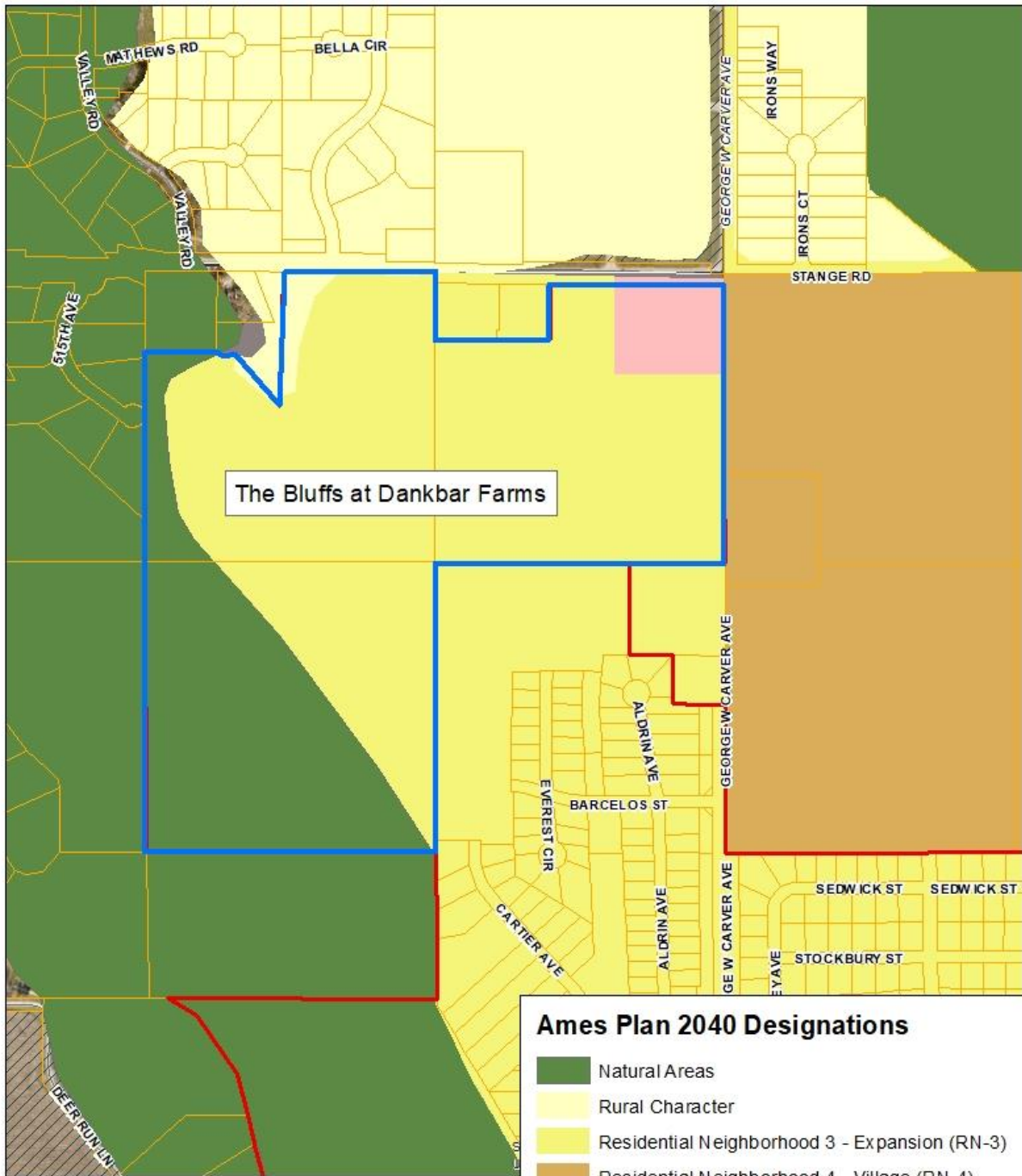
REZONING PLAT		1
PARCEL NO.		1
DATE		11/15/2022
DRAWN BY		BOLTON & MENK
CHECKED BY		BOLTON & MENK
DATE		11/15/2022







**Attachment C**  
*Ames Plan 2040 & Land Use Plan*



The Bluffs at Dankbar Farms

**Ames Plan 2040 Designations**

- Natural Areas
- Rural Character
- Residential Neighborhood 3 - Expansion (RN-3)
- Residential Neighborhood 4 - Village (RN-4)
- Neighborhood Core (NC)
- Open Space
- Natural Areas
- Rural Character



## LAND USE: CATEGORIES

### Residential Neighborhood 3 (RN-3: Expansion)

#### CHARACTERISTICS

- » Contemporary but diverse development options in planned expansion areas of the City, known as FS zoned areas. Originally envisioned in the 1997 LUPP as “villages” and residential subdivisions.
- » Primarily residential and largely single-family at low and medium densities. Some medium-density apartment developments.
- » Conventional suburban lot sizes in subdivisions.
- » Limited or no transit access.

- » Access to private green spaces, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- » Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- » Common pattern of automobile-oriented design with front-loaded garages.
- » Includes small commercial nodes.

#### APPLICABLE EXISTING ZONING CATEGORIES

- » FS-RL Suburban Residential Low-Density
- » FS-RM Suburban Residential Medium-Density
- » F-PRD Planned Residence District
- » PUD Planned Unit Development Overlay District
- » RLP Residential Low-Density Park

#### GOALS

- » Wide range of housing types and price points, need to incorporate attainably priced owner occupied housing.
- » Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- » High level of internal connectivity and planned street linkages to surrounding developments.
- » Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.
- » Target minimum gross density in major new development areas of 6 units per acre.



#### DEVELOPMENT GUIDELINES

- » Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- » Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- » Street, sidewalk, and trail connectivity.
- » New development requires neighborhood and community parks. See also Parks and Recreation Chapter.
- » Plan to accommodate transit extensions into developing areas by design and density levels.
- » Allow common accessory functions, places of worship, and parks.
- » Apply minimum density standards to new development: single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium-density.

#### PUBLIC ACTIONS

- » Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- » Permit accessory dwelling units with lot size and design standards.
- » Extend trail network into growth areas.
- » Support transit extensions to serviceable areas.
- » Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.

## **Attachment D**

### ***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 II will have zero-lot-line placement of single-family houses on all 50 residential lots. The diminished setback on one side of the lot will be balanced with a larger setback on the other. Providing 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 50 zero-lot-line lots, 31 of them will be smaller than 6,000 square feet, the minimum for the base zoning district of RL.

The community will also have a clubhouse with a pool.

- 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 Plan 2040 and the underlying zoning.***

This property was annexed to the City in 2022. This was a result of a LUPP amendment in 2017 to identify this land as Village / Suburban Residential at the time. This translates to an RN-3 designation in Plan 2040.

The proposed Domani II area of the development provides for smaller lot sizes and compact development. There is a break between the two housing development types within the PRD to design with the topographical feature of the site. They are separated by two stormwater areas. Additionally, there is a large floodplain area at the south end of the PRD. The development also provides for pedestrian connections to the park from the south and the west.

The open space percentage for the development is 57%. The proposed density is 4.09 dwelling units per acre.

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

The Domani II area of the development is following an existing model of zero-lot-line homes. This is similar to the previously approved Domani in south Ames. 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: 50 zero-lot-line and 55 custom home sites. The zero-lot-line homes will be on a mix of lot sizes: 31 smaller than 6,000 square feet, the minimum for the base zoning, FS-RL. The zero-lot-line lot sizes are not uniform, but a few will be under 35 feet in width. The lots for the custom-built homes to the south are larger and will comply with FS-RL lotting standards.

The development will abide by the PRD requirements that the perimeter setbacks comply with the base zoning, FS-RL in this case. 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%; This PRD has 57% open space overall.

Recreational facilities are to be found primarily in the community clubhouse, with accompanying swimming pool. Outlot H will have a pedestrian path between Lots 116 and 117 connecting Domani II residences to the pocket park located adjacent to Erikson Avenue. Future pedestrian connections will be reviewed and approve with platting and site plan approval for Lots 200 and 201 to provide additional connectivity throughout the development.

*(See Attachment G, Site & Phasing Plan)*

**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.***

Stormwater management will occur across eight outlots in some variation. Ponding and wetland areas will occur on Outlots A, B, and F. Stormwater management for the plat will be handled in primarily two areas. The majority of

the north half of the site will be piped towards Outlots A and B an existing naturally low lying area where ponding will likely occur. Smaller areas in Outlot E and a small area of Outlot A will outlet is to the roadside ditch.

For the south and west areas of the plat water will be piped over to Outlots B and F. Stormwater will be collected at the rear of Lots 1-16 by way of pipe and surface flowage easements. All storm water in the south half of the plat will be directed to Outlot F into 30" pipe between Lots 6 and 7 and then continue down into Outlot F.

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.***

There will be four new streets and the extension of two streets from Scenic Valley.

The stormwater infrastructure is designed to meet City standards.

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

# **Attachment E**

## ***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 80 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: 4.09 Dwelling Units / Acre

Maximum Density: 4.25 Dwelling Units / Acre *(based on the approved Master Plan)*

- 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 (FS-RL) where the maximum is 40 feet or 3 stories, whichever is lower.

- 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.***

None of the Domani II lots will be constructed adjacent to the exterior boundary of the PUD, so reduced setbacks on these lots will no be an issue. All of the Domani II lots are bounded by outlots. The southern 55 residential lots will all comply with base district setback, so reduced setbacks on lots adjacent to the perimeter are a non-issue.

**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.

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 II consists primarily of drainage and stormwater ponds. The development does, however, provide a small pocket park and pedestrian connections.

**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 57% open.

**8. *Open Space Improvements and Amenities.***

The open space improvements include a small centrally located pocket park for residents within the PRD. This park will be private and not part of the City Parks and Recreation Department. Future residents of the FS-RM parcel to the east will have pedestrian access to the park as well and have the opportunity to take advantage of the amenity. The primary Domani II 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 F

## *Findings Regarding Major Site Development Plan Criteria*

*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 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 all 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 PRD will have five street connections and connect to a future extension of Everest Avenue.

- 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 two notable topographic features of the site. One is a slope and tree conservation area located at the rear of Lots 1 -16. The other is a Tree Mitigation Easement adjacent to the loway Creek. A natural resource inventory was complete and is on file in the Planning & Housing Department.

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. Sidewalks are provided on both sides of all streets with crossings at street intersections.

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 connection with future streets to the east.

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.***

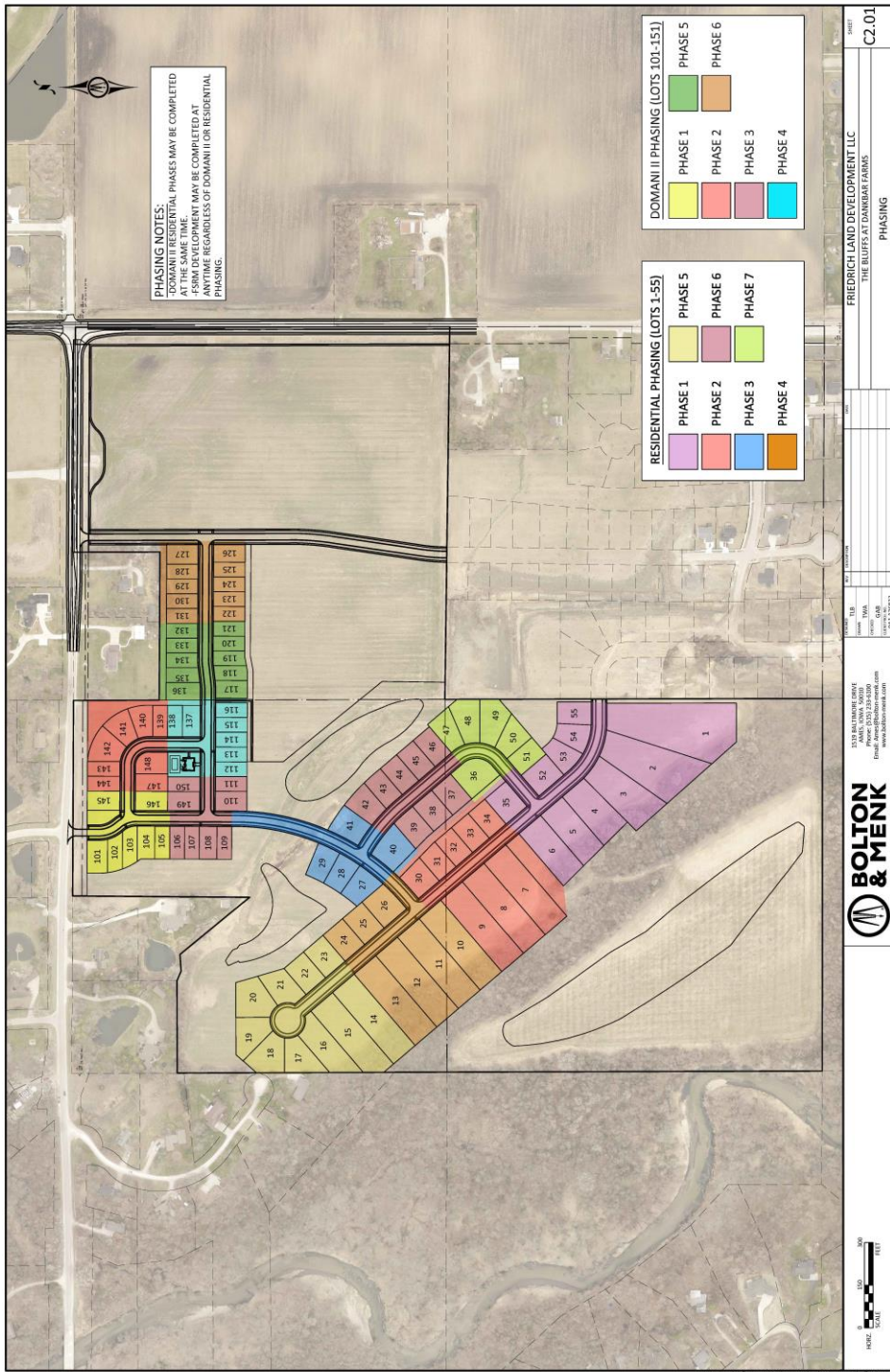
The proposed development is not expected to generate any nuisances as a residential development.

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.

# Attachment G

## PRD Site & Phasing Plan



# Attachment H

## Phasing Narrative

### **The Bluffs Phasing/Amenity timing**

Domani II and the residential phasing may be completed at the same time.

#### General Subdivision Notes

- The entire subdivision shall be graded in the first addition with the exception of outlot F.
  - The grading in outlot F may be delayed depending on coordination with the City of Ames for any necessary nutrient reduction credits.
- Sidewalks shall be installed with each addition.

#### Domani II Area Notes

- The Clubhouse and pool shall be building after the first 25 Domani II lots have been built.
- During buildout of phase 6, Everest shall be constructed.

#### Residential Area Notes

- The residential area shall be built per the phasing plan in the PRD.
- The pocket park shall be built with the residential phase that connects Erickson from Domani II to the Residential area.
- At least one pedestrian sidewalk shall be provided through Outlot B and Outlot H to provide access from Erickson Ave to Columbus Ave.
- No sidewalks shall be installed in outlot A.

#### FS-RM Area Notes

- At least one pedestrian sidewalk shall be provided through the FS-RM development to provide an access route from Everest to the pocket park and Erickson Ave.

# Attachment I

*Model Homes – (Floor Plans on file with the Planning & Housing Department)*











**Attachment J**  
*PRD Plans Set*

**GOVERNING SPECIFICATIONS**

THE 2023 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (SUDAS) AND "THE CURRENT CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

# FRIEDRICH DEVELOPMENT

## MAJOR SITE DEVELOPMENT PLAN FOR

# THE BLUFFS AT DANKBAR FARMS

### PLANNED RESIDENCE DEVELOPMENT (F-PRD)

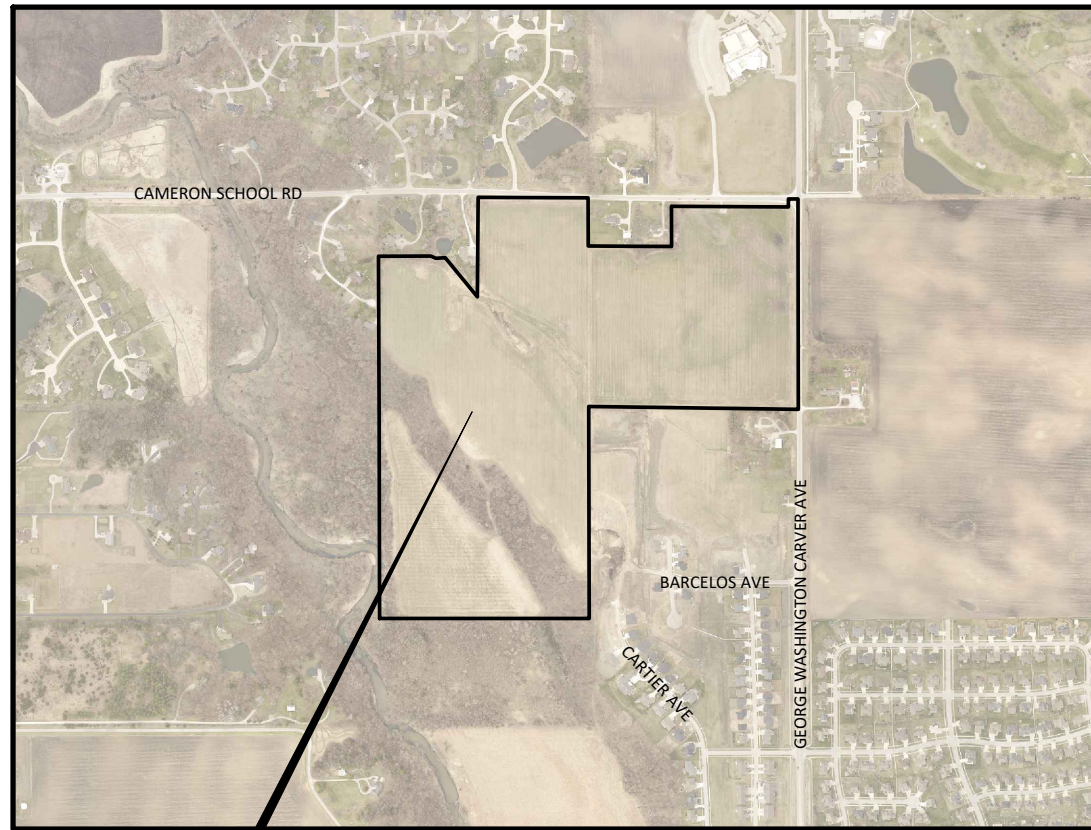
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Outlot ZZ & Outlot YY, First Addition, The Bluffs at Dankbar Farms, Ames, Story County, IA

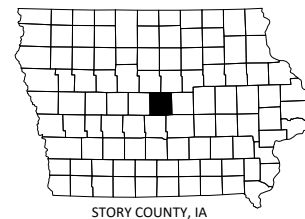
MARCH, 2023

LOT DENSITY CALCULATIONS		
TOTAL	108.21	ACRES
ROW	10.89	ACRES
OUTLOTS	39.47	ACRES
FSRM, AG & CLUBHOUSE	28.44	ACRES
EASEMENTS	3.52	ACRES
LOT AREA (TOTAL MINUS OUTLOTS, FS-RM, AG & ROW)	25.89	ACRES
TOTAL NUMBER OF LOTS	106	LOTS
LOT DENSITY CALCULATIONS	4.09	LOTS/ACRE

OPEN SPACE CALCULATIONS		
TOTAL MINUS ROW, FSRM & AG	69.103	ACRES
OPEN SPACE (OUTLOTS A-H)	39.47	ACRES
OPEN SPACE PERCENTAGE	57.1%	



MAP OF THE CITY OF AMES  
STORY COUNTY, IA



PROJECT LOCATION



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE-CALL 1-800-292-8989.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

**UTILITY CONTACTS**

CITY OF AMES UTILITY MAINTENANCE - BEN MCCONVILLE, 515-239-5162  
CENTURY LINK - SADIE HALL, 918-547-0147  
MIDLAND POWER COOPERATIVE - BRUCE KEENEY, 515-386-4111  
MEDIACOM - TIM ADREON, 515-233-2318  
XENIA RURAL WATER DISTRICT - LAIRD VAN DEE, 515-676-2117  
CITY OF AMES ELECTRIC, MARK CARRAN, 515-239-5189

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
C1.00	OVERALL LAYOUT
C1.01	OVERALL HOUSE LAYOUT
C1.02	LOT DETAILS
C1.03	LOT DETAILS
C1.04	LOT DETAILS
C2.01	PHASING
C3.01	PROPOSED CONDITIONS
C3.02	PROPOSED CONDITIONS
C3.03	PROPOSED CONDITIONS
C3.04	PROPOSED CONDITIONS
C3.05	PROPOSED CONDITIONS
C3.06	PROPOSED CONDITIONS
C4.01	CLUBHOUSE GEOMETRICS
C4.02	CLUBHOUSE GRADING
C4.03	CLUBHOUSE LANDSCAPING
C4.04	CLUBHOUSE LANDSCAPING
C5.01	OVERALL LANDSCAPE PLAN
C5.02	OVERALL LANDSCAPE PLAN
C5.03	OVERALL LANDSCAPE PLAN
C5.04	OVERALL LANDSCAPE PLAN
C5.05	OVERALL LANDSCAPE PLAN
C5.06	OVERALL LANDSCAPE PLAN

**INITIAL SUBMITTAL DATE**

02/03/2023

**RESUBMITTAL DATE**

3/3/23

**ZONING**

FS-RL/PRD

**OWNER**

FRIEDRICH, R & SONS INC &  
FRIEDRICH LAND DEVELOPMENT COMPANY LLC  
100 6TH ST, AMES IA, 50010  
PREPARED BY

BOLTON & MENK  
1519 BALTIMORE DRIVE  
AMES, IA 50010

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

---

GREGORY A. BROUSSARD

LICENSE NUMBER: 21974      DATE: \_\_\_\_\_

MY LICENSE RENEWAL DATE IS      DECEMBER 31, 2023

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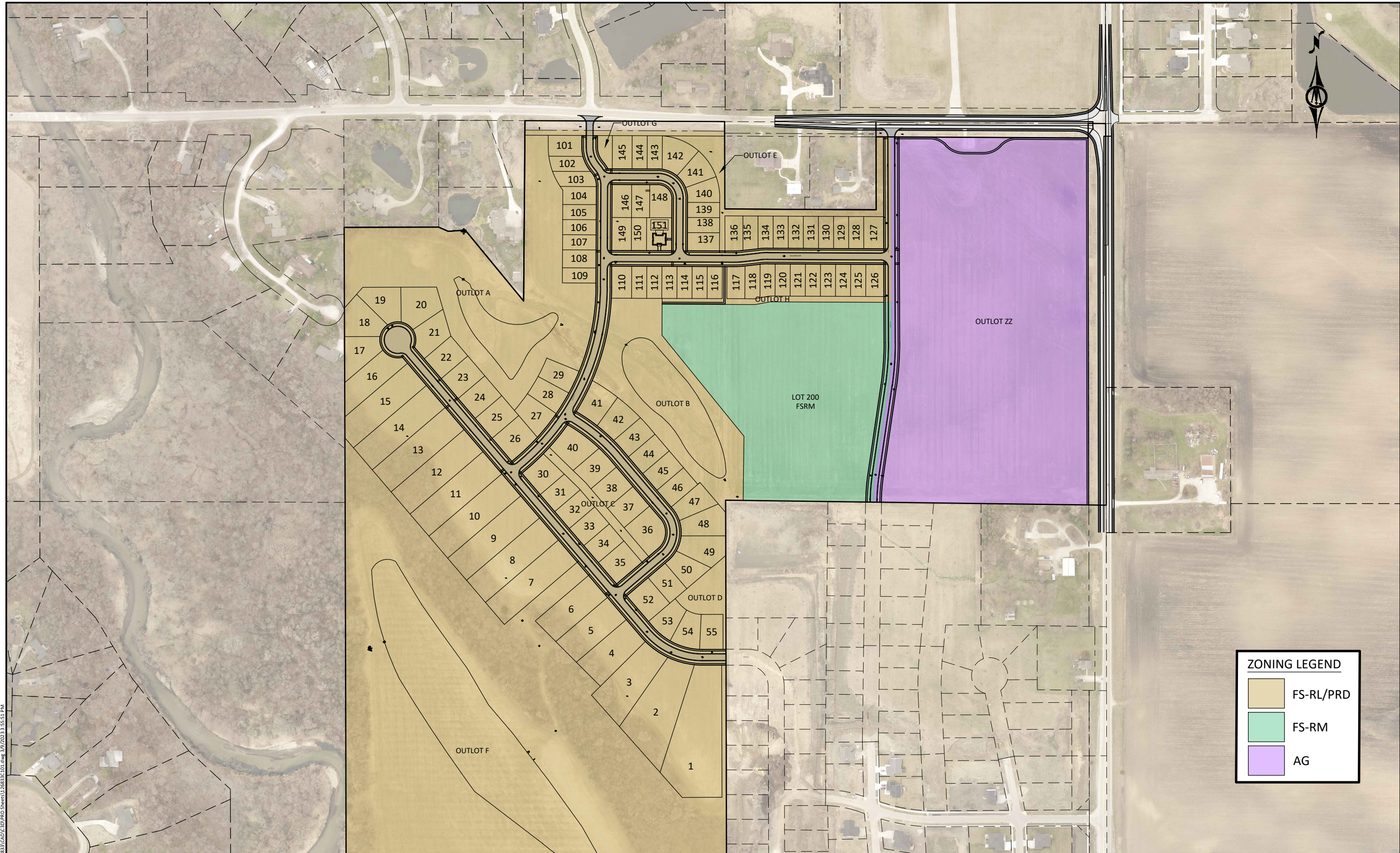
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


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**THE BLUFFS AT DANKBAR FARMS**  
TITLE SHEET

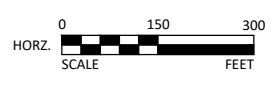
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**ZONING LEGEND**

	FS-RL/PRD
	FS-RM
	AG



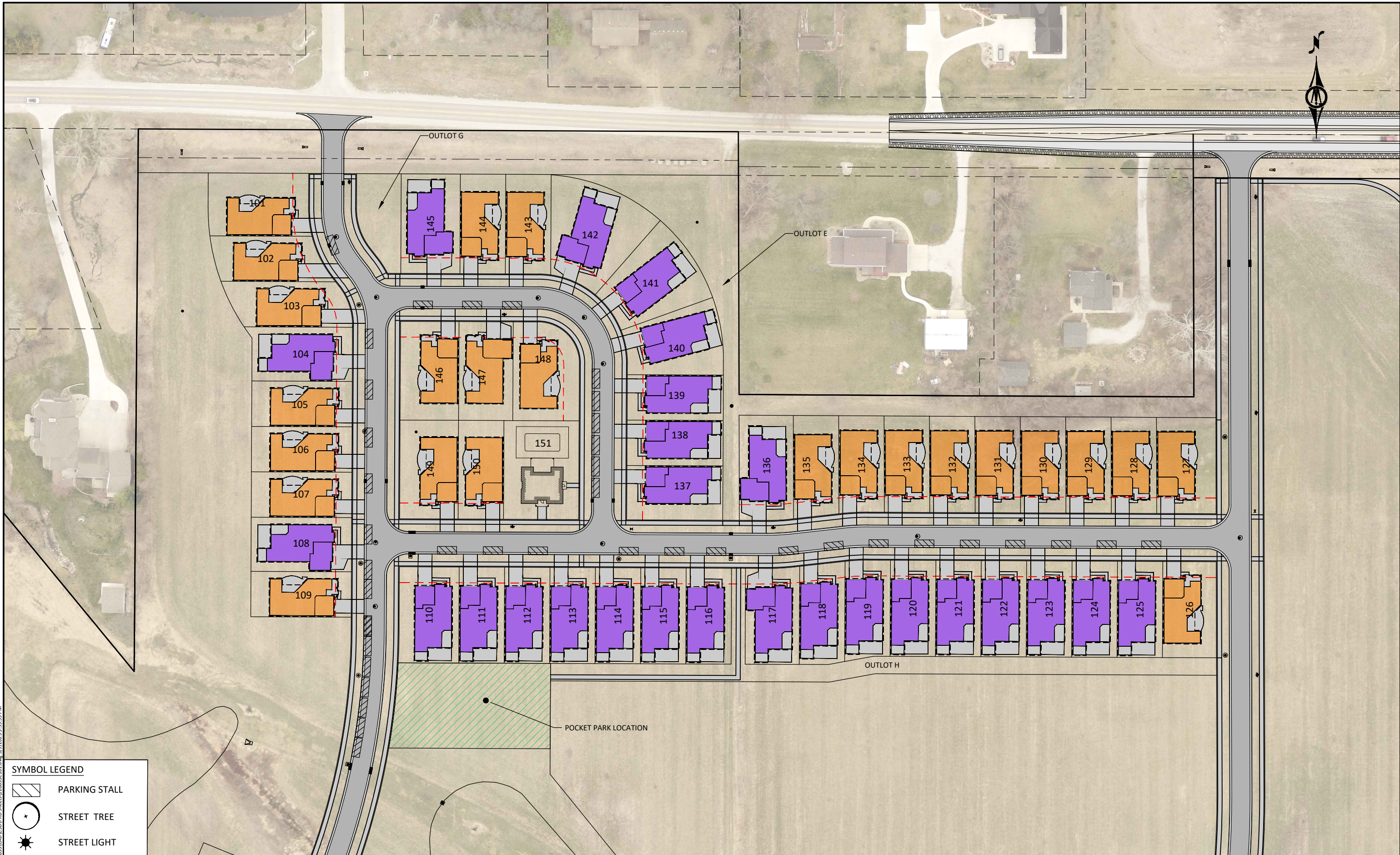
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


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THE BLUFFS AT DANKBAR FARMS  
OVERALL LAYOUT

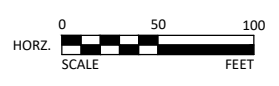
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**SYMBOL LEGEND**

-  PARKING STALL
-  STREET TREE
-  STREET LIGHT



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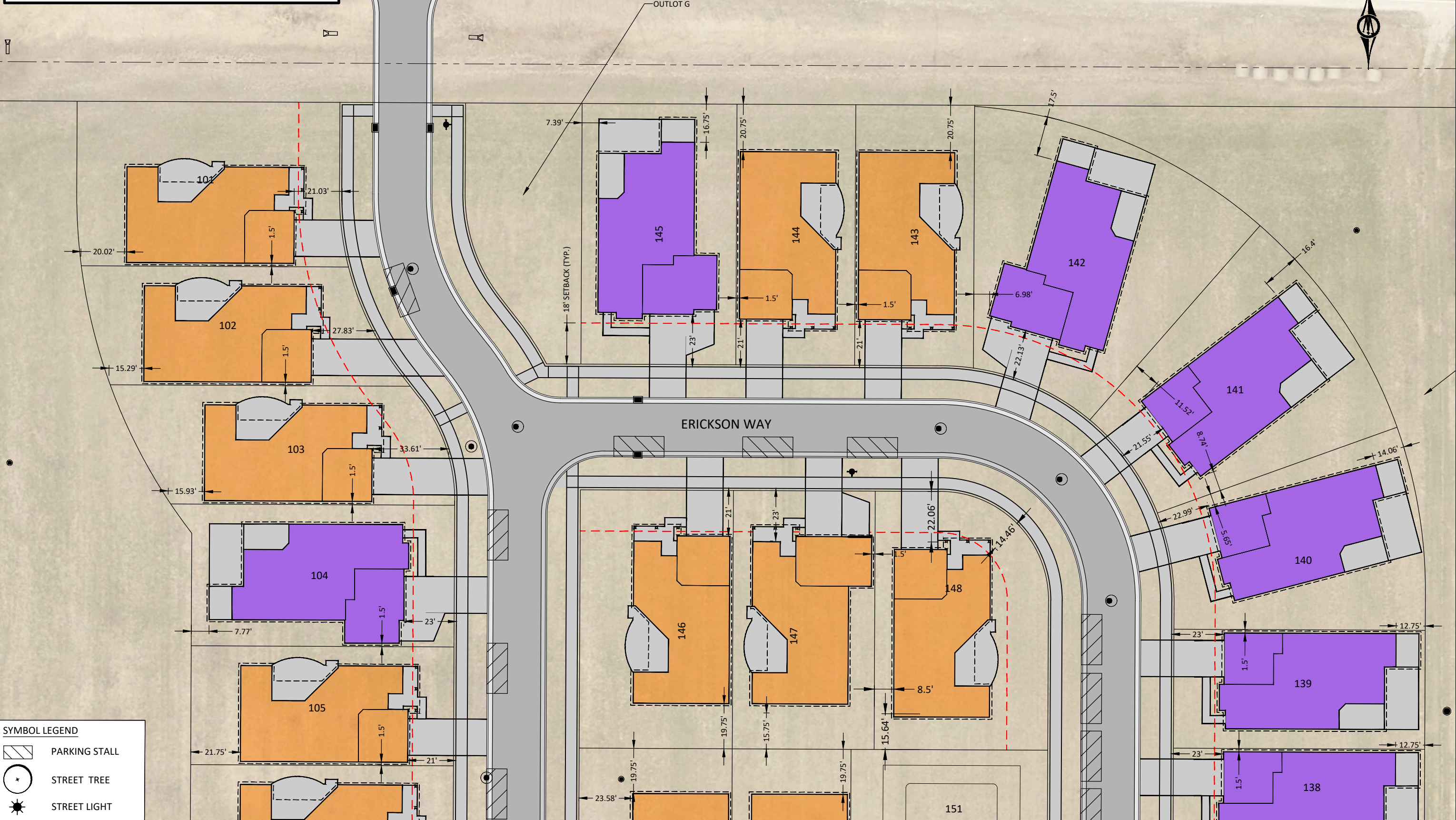
FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
OVERALL HOUSE LAYOUT

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# CAMERON SCHOOL RD

**NOTE:**  
HOUSE CONFIGURATION AND TYPE SHOWN FOR  
REFERENCE ONLY AND CAN CHANGE AS LOT IS  
DEVELOPED.



**SYMBOL LEGEND**

- PARKING STALL
- STREET TREE
- STREET LIGHT



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


LOT DETAILS

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**SYMBOL LEGEND**

-  PARKING STALL
-  STREET TREE
-  STREET LIGHT



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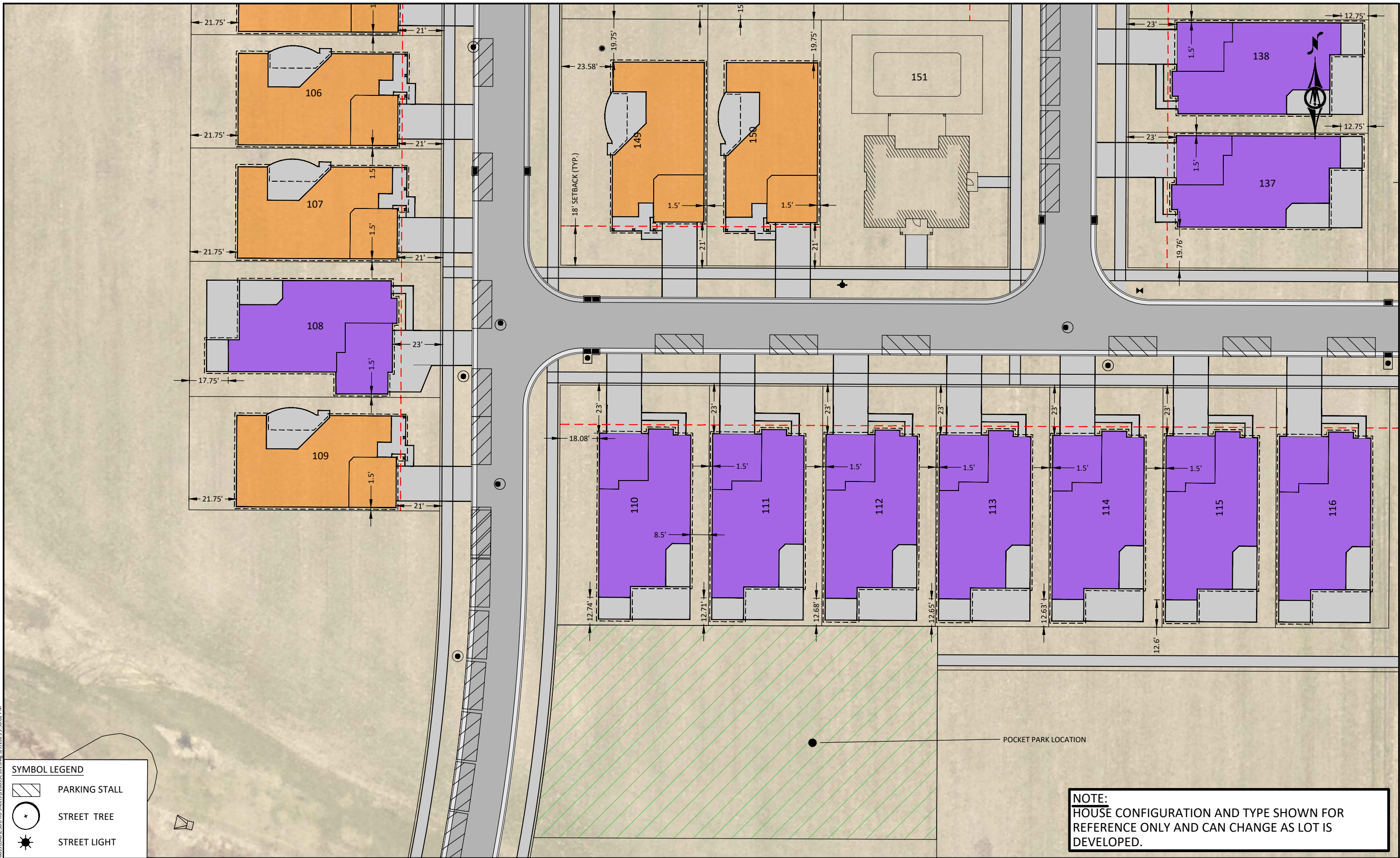
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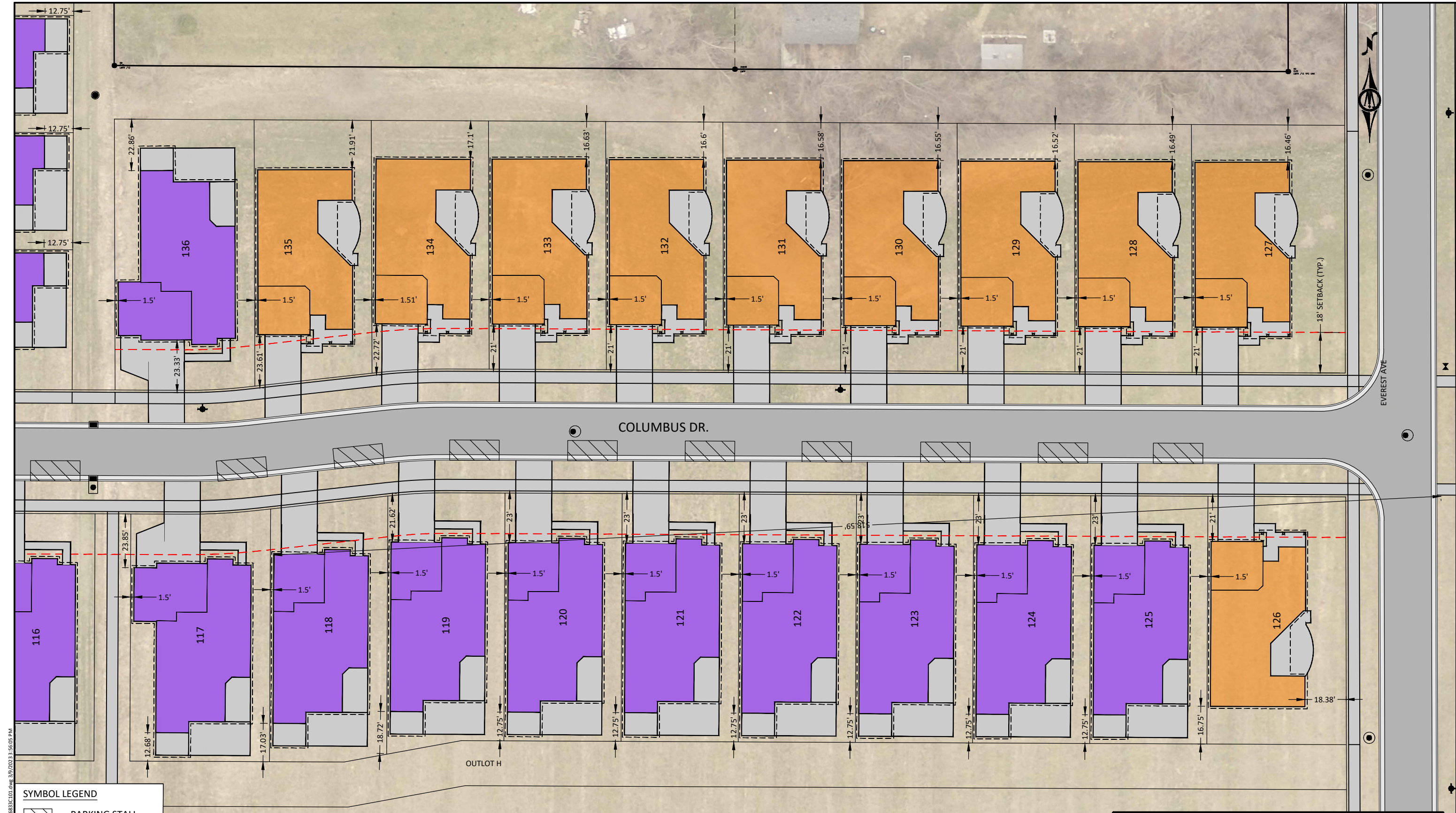
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 THE BLUFFS AT DANKBAR FARMS

LOT DETAILS

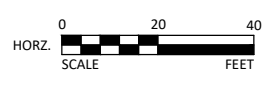
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**SYMBOL LEGEND**

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	STREET LIGHT



**NOTE:**  
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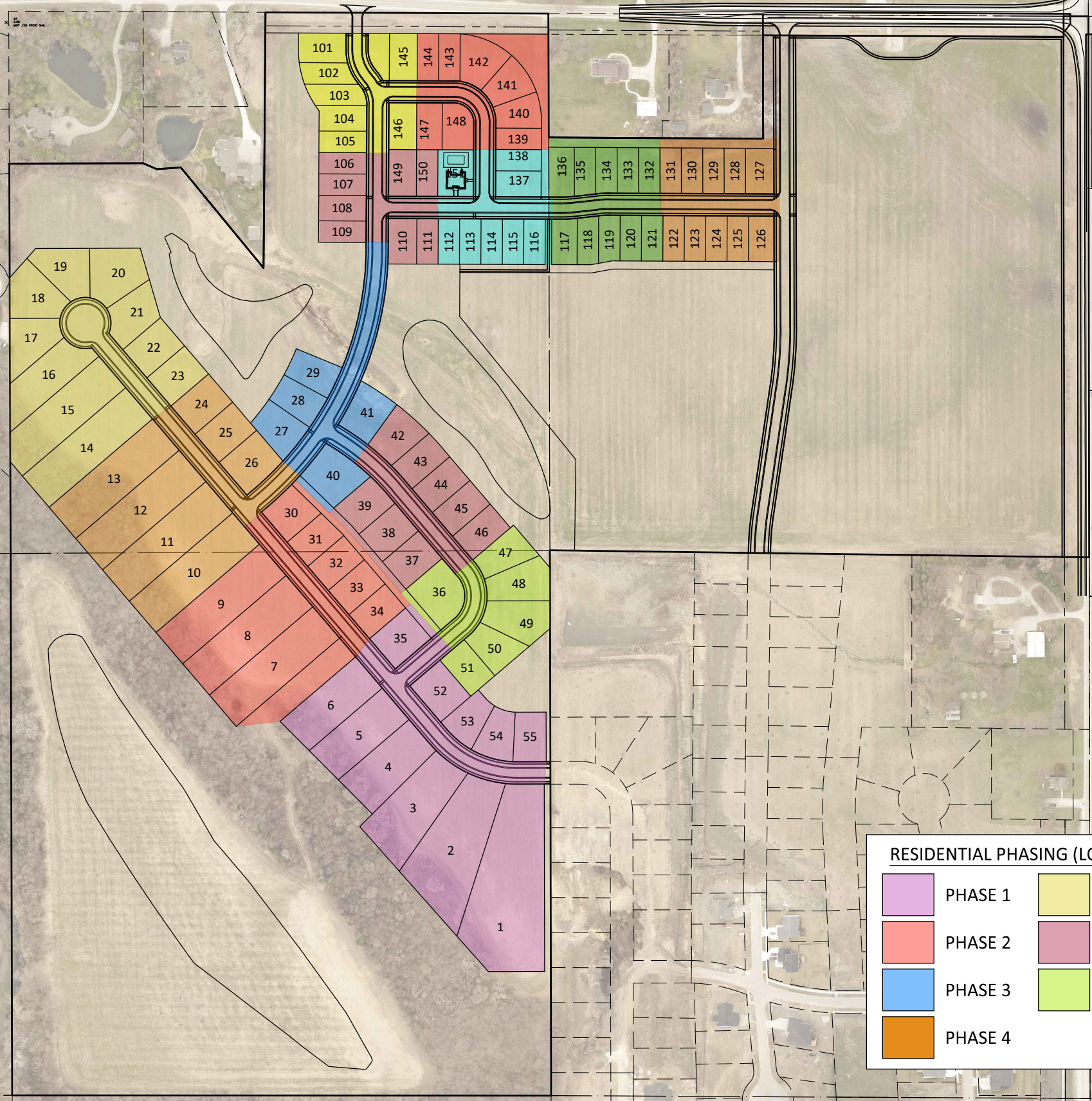
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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
LOT DETAILS

SHEET  
C1.04



**PHASING NOTES:**  
 -DOMANI II RESIDENTIAL PHASES MAY BE COMPLETED AT THE SAME TIME.  
 -FSRM DEVELOPMENT MAY BE COMPLETED AT ANYTIME REGARDLESS OF DOMANI II OR RESIDENTIAL PHASING.



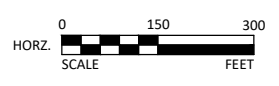
**RESIDENTIAL PHASING (LOTS 1-55)**

	PHASE 1		PHASE 5
	PHASE 2		PHASE 6
	PHASE 3		PHASE 7
	PHASE 4		

**DOMANI II PHASING (LOTS 101-151)**

	PHASE 1		PHASE 5
	PHASE 2		PHASE 6
	PHASE 3		
	PHASE 4		

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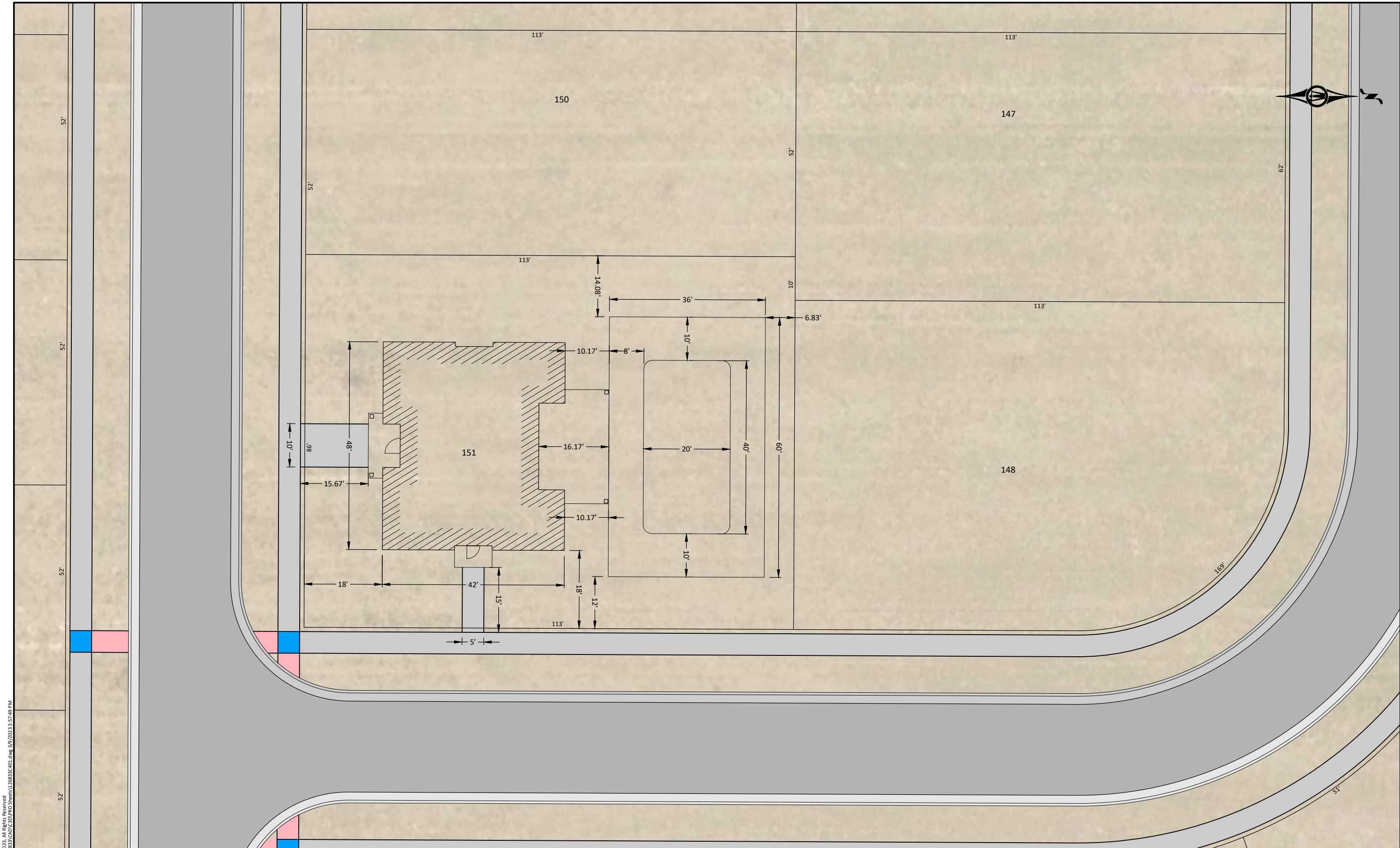
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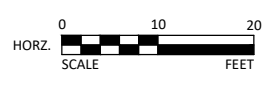
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 THE BLUFFS AT DANKBAR FARMS  
 PHASING

SHEET  
**C2.01**





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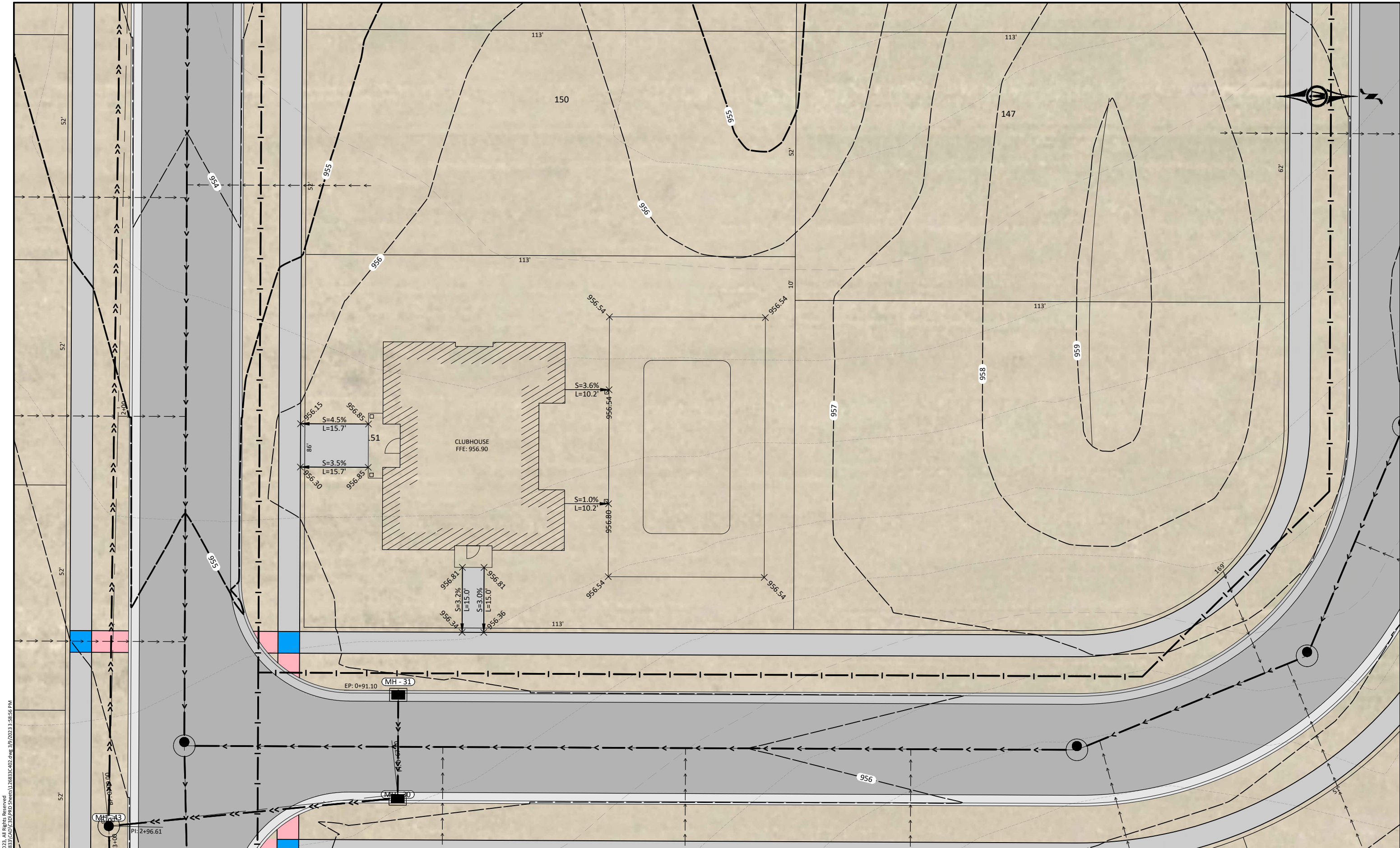


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SHEET  
**C4.01**



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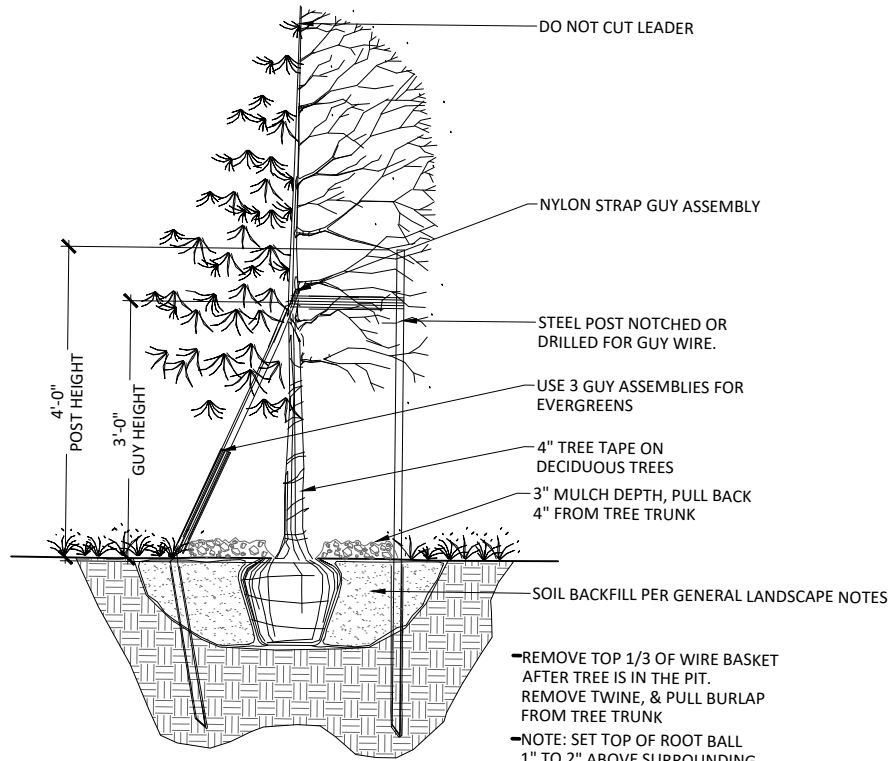
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 CLUBHOUSE GRADING

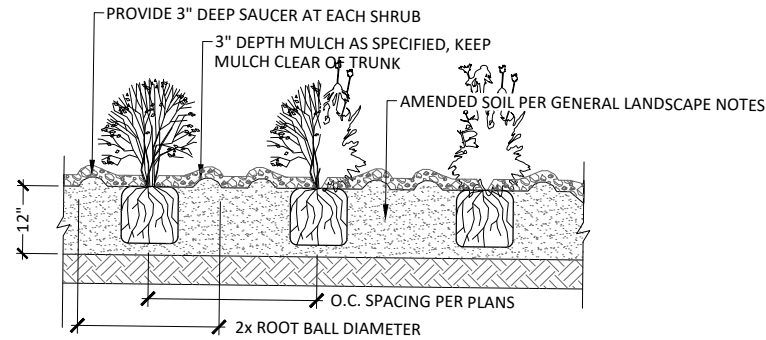
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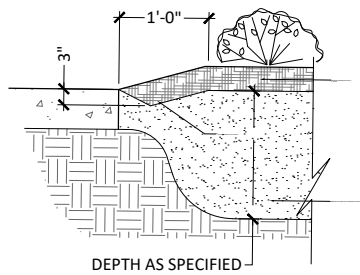


1 TREE PLANTING DETAIL  
SCALE: N.T.S.

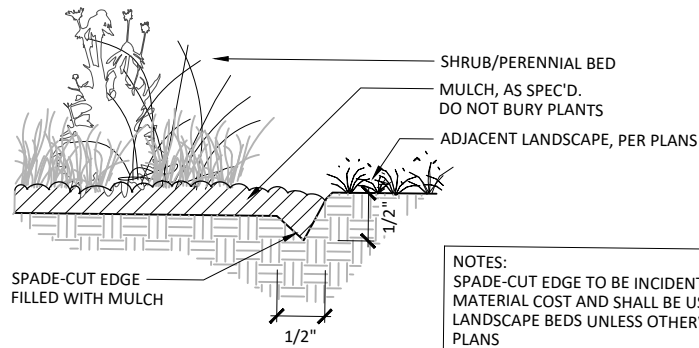
REMOVE TOP 1/3 OF WIRE BASKET AFTER TREE IS IN THE PIT. REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK  
NOTE: SET TOP OF ROOT BALL 1" TO 2" ABOVE SURROUNDING FINISH GRADE



2 TYPICAL SECTION: SHRUB/PERENNIAL BED PLANTING  
SCALE: N.T.S.



3 PLANTING EDGE AT EXISTING CONC. WALK  
SCALE: N.T.S.



4 TYPICAL SECTION: SPADE-CUT EDGE  
SCALE: N.T.S.

NOTES:  
SPADE-CUT EDGE TO BE INCIDENTAL TO PLANT MATERIAL COST AND SHALL BE USED ON ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED ON PLANS

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THE BLUFFS AT DANKBAR FARMS  
CLUBHOUSE LANDSCAPING

SHEET  
C4.04

LEGEND	
	TYPE 1 SEEDING
	WETLAND SEEDING
	TYPE 2 SEEDING
	LOW-GROW GRASS
	PROPOSED TREE

**LOW-GROW GRASS MIXTURE SHALL BE THE FOLLOWING**

- SUBDIVISION MIXTURE BY UNITED SEED, OR
- APPROVED EQUAL
- SEED RATE: 32 LBS/ACRE
- SEEDING DEPTH: 1/4"

15% SIDEOATS GRAMA  
10% BLUE GRAMA  
20% HARD FINE FESCUE  
20% SHEEP FINE FESCUE  
25% BLUE FINE FESCUE  
15% LITTLE BLUESTEM

**TYPE I MIXTURE SHALL BE THE FOLLOWING**

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

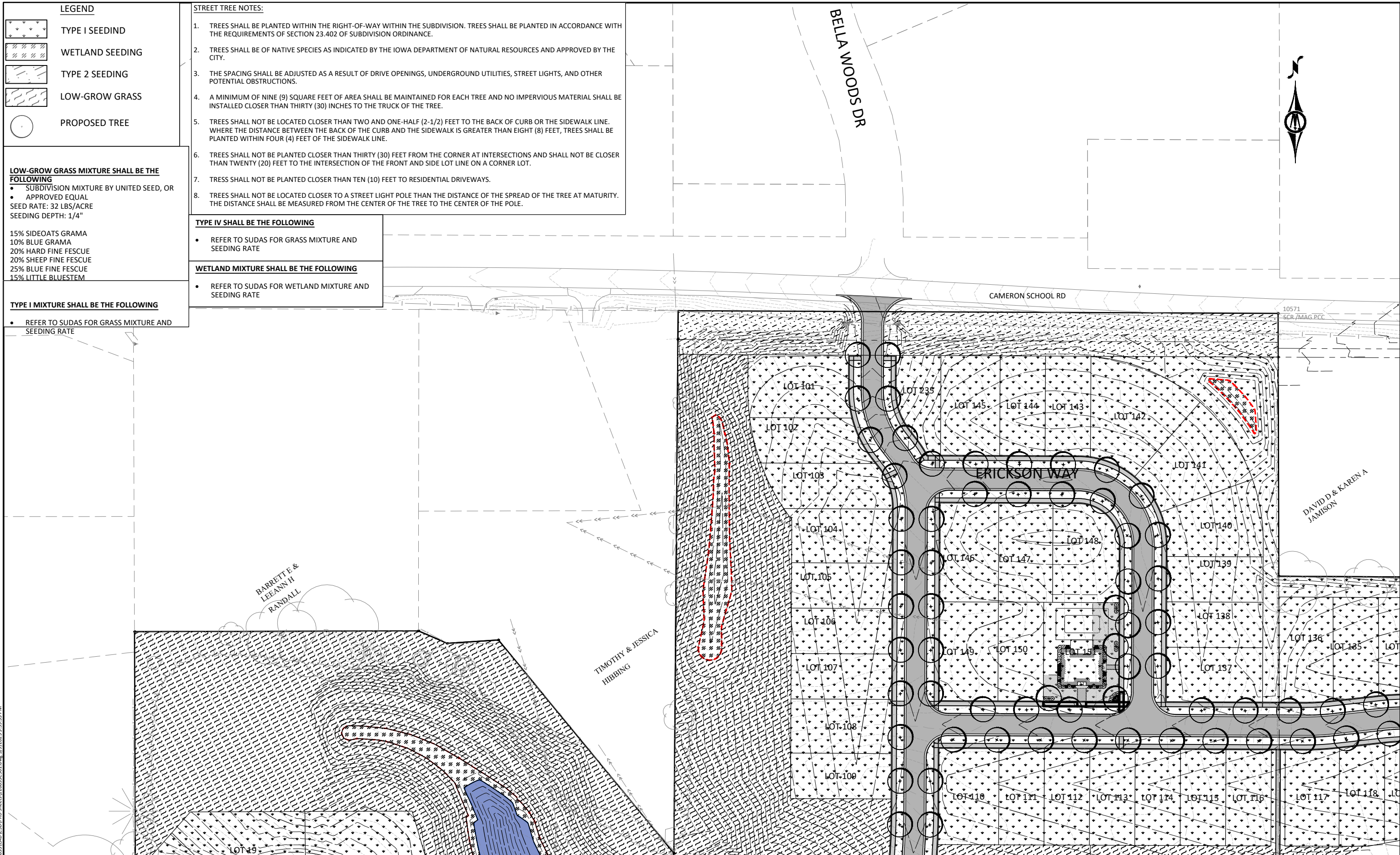
- STREET TREE NOTES:**
- TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23.402 OF SUBDIVISION ORDINANCE.
  - TREES SHALL BE OF NATIVE SPECIES AS INDICATED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES AND APPROVED BY THE CITY.
  - THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
  - A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUNK OF THE TREE.
  - TREES SHALL NOT BE LOCATED CLOSER THAN TWO AND ONE-HALF (2-1/2) FEET TO THE BACK OF CURB OR THE SIDEWALK LINE. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS GREATER THAN EIGHT (8) FEET, TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
  - TREES SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE CORNER AT INTERSECTIONS AND SHALL NOT BE CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE ON A CORNER LOT.
  - TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
  - TREES SHALL NOT BE LOCATED CLOSER TO A STREET LIGHT POLE THAN THE DISTANCE OF THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE POLE.

**TYPE IV SHALL BE THE FOLLOWING**

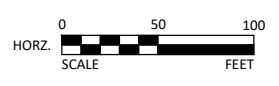
- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

**WETLAND MIXTURE SHALL BE THE FOLLOWING**

- REFER TO SUDAS FOR WETLAND MIXTURE AND SEEDING RATE



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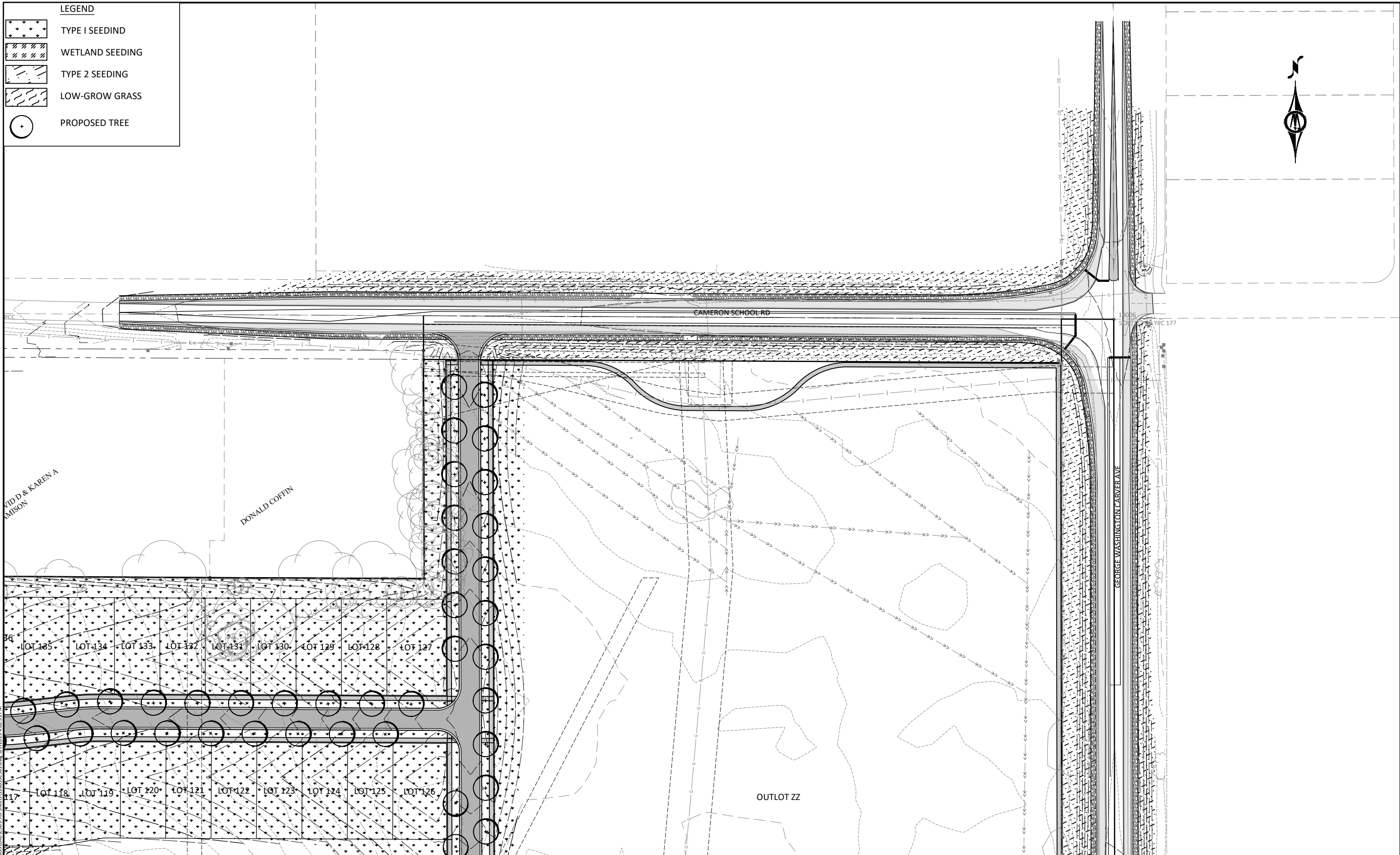
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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
OVERALL LANDSCAPE PLAN

SHEET  
C5.01

LEGEND	
	TYPE 1 SEEDING
	WETLAND SEEDING
	TYPE 2 SEEDING
	LOW-GROW GRASS
	PROPOSED TREE



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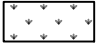

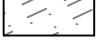
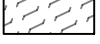

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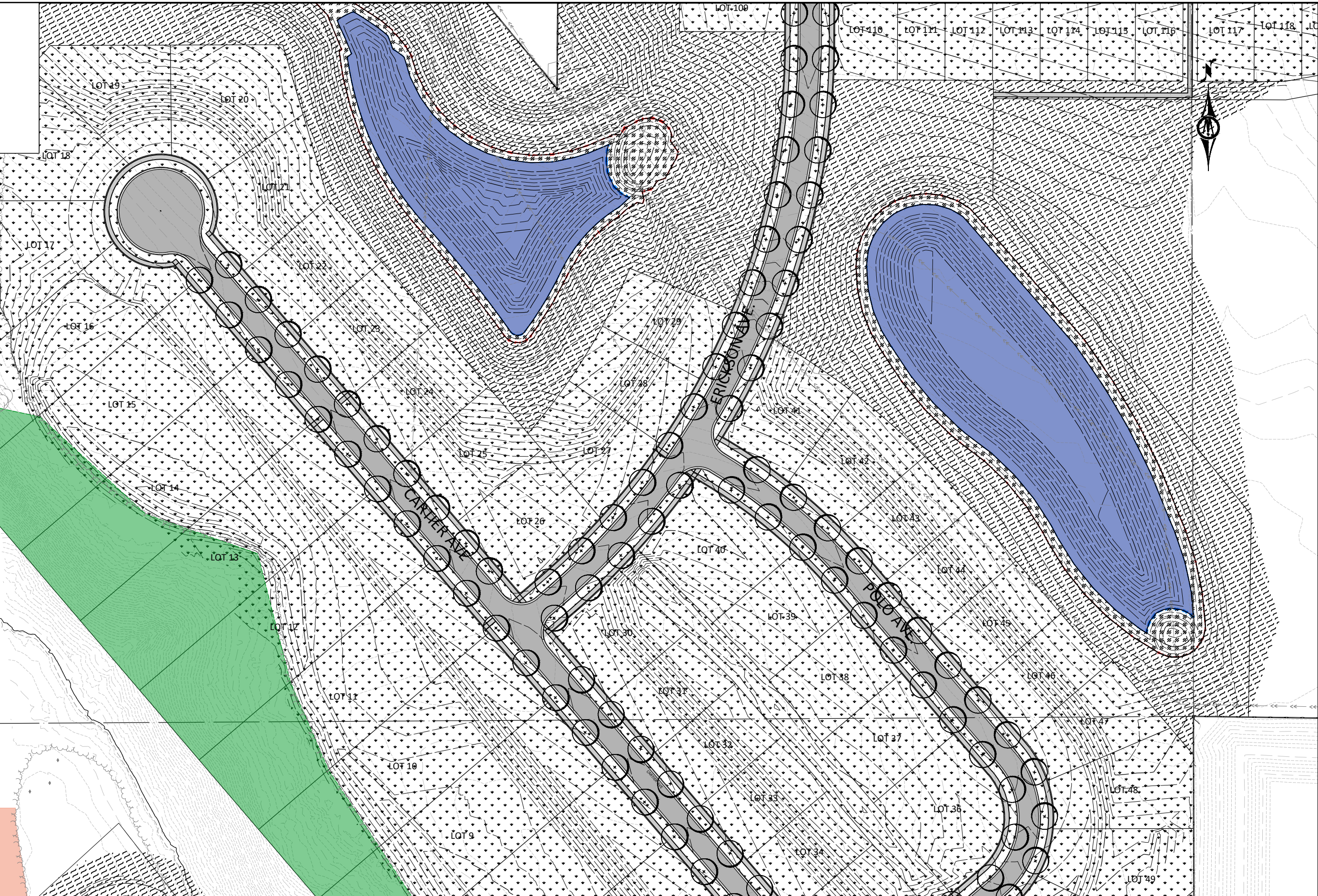
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 OVERALL LANDSCAPE PLAN

SHEET  
 C5.02

**LEGEND**

-  TYPE 1 SEEDING
-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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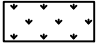
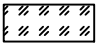
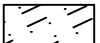
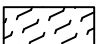

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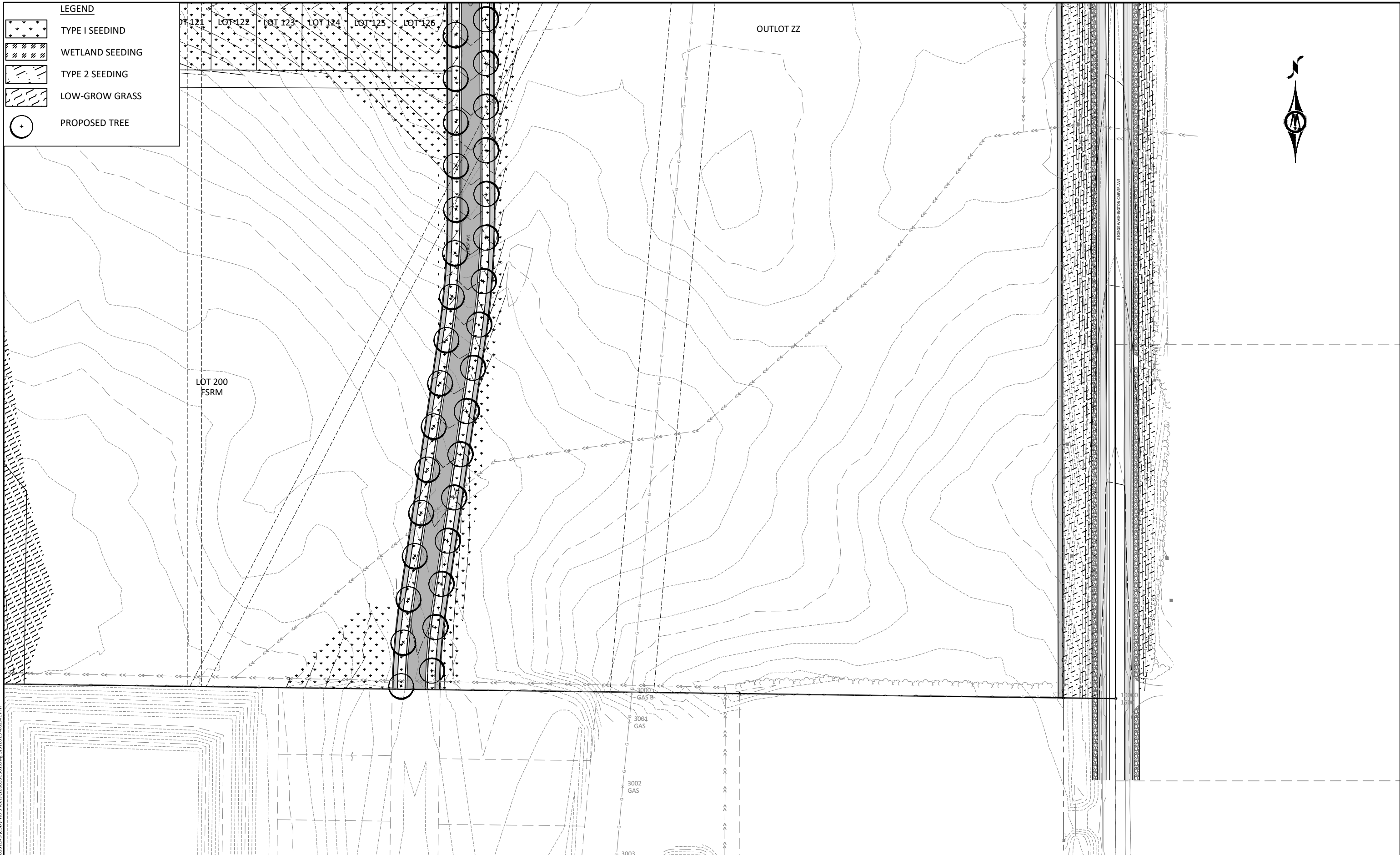
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THE BLUFFS AT DANKBAR FARMS  
OVERALL LANDSCAPE PLAN

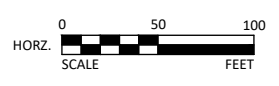
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**LEGEND**

-  TYPE 1 SEEDING
-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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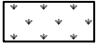

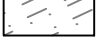
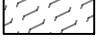

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SHEET  
 C5.04

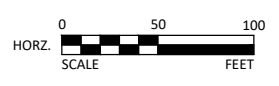


**LEGEND**

-  TYPE 1 SEEDING
-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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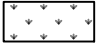

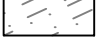
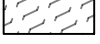

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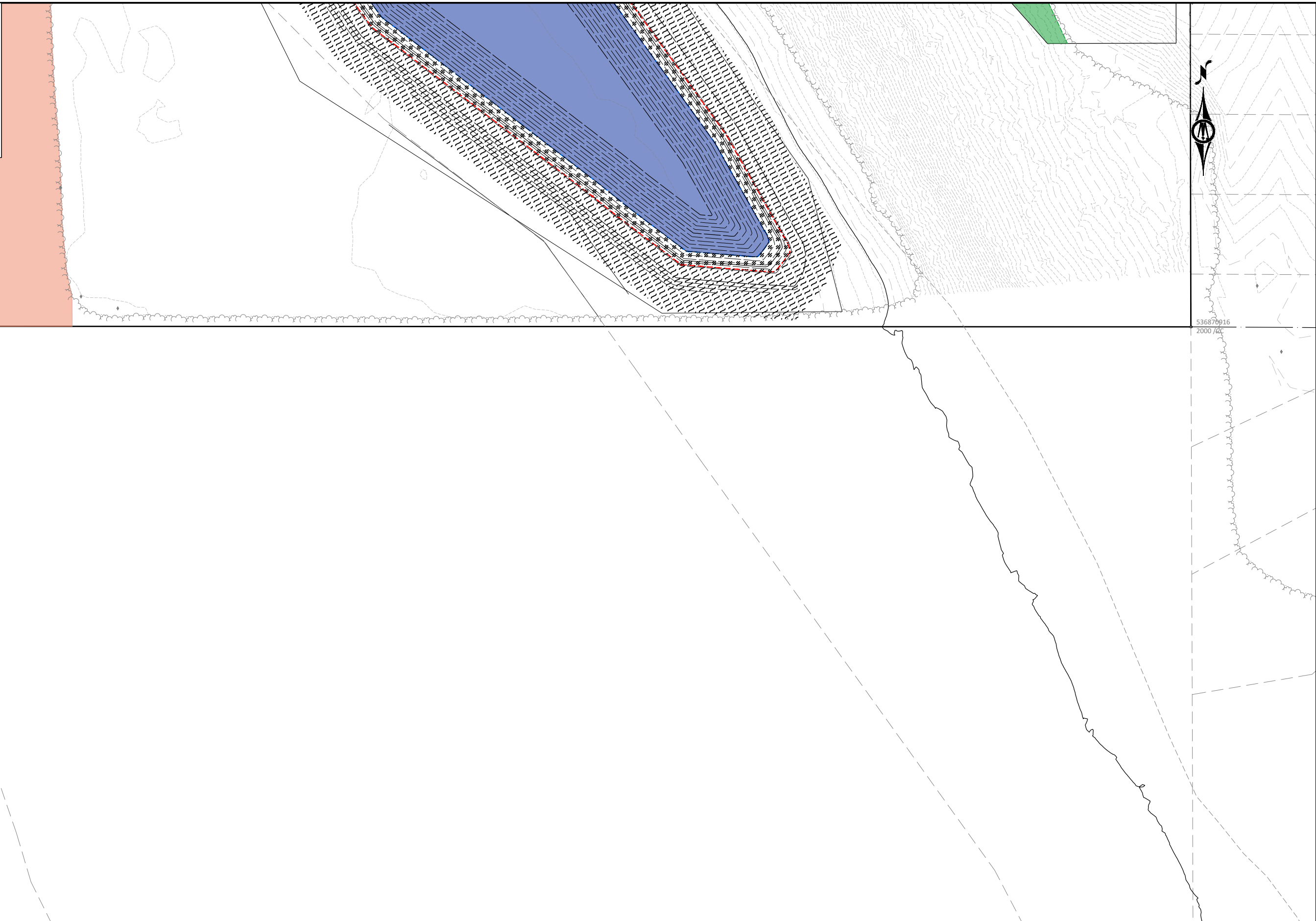
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**LEGEND**

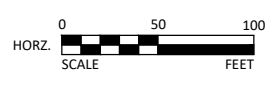
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