

ITEM # 38
DATE 10/14/08

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT TO CHANGE THE RESIDENTIAL LAND USE ALLOCATION FOR ROW HOUSES IN THE VILLAGE RESIDENTIAL FLOATING ZONE

BACKGROUND:

"Row Houses" in Somerset village, which are single-family attached dwellings, represent one of several residential land use types in Somerset. According to zoning regulations for a Village Residential Floating Zone [Table 29.1201(6), each residential land use type is to represent not less than five percent (5%) of the total number of dwelling units in the village. To date, nine (9) row houses have been constructed and twelve (12) more are shown on the approved Somerset plan, located along the south side of Bristol Drive, between the existing row houses and the alley west of Kent Avenue (Lots 52 through 63 in Somerset Subdivision Second Addition). This would result in a total of twenty-one (21) row house units for Somerset. Twenty-one (21) units represent two percent (2%) of the total number of dwelling units planned for Somerset. This does not meet the minimum requirement of five percent (5%).

The owner of the twelve (12) remaining row house lots in Somerset has requested that the City Council approve a revised Major Site Development Plan/Preliminary Plat for Somerset that would allow the construction of "Village Houses", which are single-family detached dwellings, on these twelve (12) lots. This would further reduce the number of row houses in Somerset as a residential land use type from two percent (2%) to one percent (1%) of the total number of dwelling units in Somerset.

To reduce the land use allocation for "Row Houses" in a Village residential project from the current requirement of not less than five percent (5%) of all dwelling units in the village development, the following zoning ordinance text amendment is proposed by City staff:

Table 29.1201(6)
Village Residential Floating Zone (F-VR) Supplemental Development Standards

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Residential Land Use Allocation	<p>Village residential projects shall contain a minimum of five (5) residential use types selected from the residential use types listed in Table 29.1201(5) Permitted Land Use Types Village Residential Projects.</p> <p>Each residential use type shall contain a sufficient number of dwelling units to represent not less than 5% of all dwelling units in the village residential project.</p> <p>Add the following text:</p> <p>“Row Houses” in combination with “Side-Yard Houses” is considered to be one land use type for the purpose of calculating the required minimum residential land use allocation of not less than 5% of all dwelling units in the village residential project.</p>

Although the Row Houses that have been constructed in Somerset have brick exteriors, there is no requirement for brick. Row Houses and Side-Yard Houses follow very similar, and in many respects, the exact design requirements for village developments. Architectural standards are the same for both types of attached single-family housing. This includes such architectural elements as building style, massing, materials and form for exterior walls, building trim, roofs, windows, doors, front porches, balconies and chimneys.

Row Houses are to be constructed on lots that are between 24 and 26 feet wide. Side-Yard Houses have lot widths between 24 and 48 feet wide. The height of Row Houses is to be a minimum of two stories and a maximum of three. Side-Yard Houses may be either one or two stories in height. Both housing types are to be constructed on lots with access from an alley.

Recommendation of the Planning and Zoning Commission. At its meeting of October 1, 2008, with a vote of 6-0, the Planning and Zoning Commission recommended approval of the zoning text amendment by adding the text described in this report to the Residential Land Use Allocation section of Table 29.1201(6) of the Municipal Code.

ALTERNATIVES:

1. The City Council can adopt the zoning text amendment by adding the text described in this report to the Residential Land Use Allocation section of Table 29.1201(6) of the Municipal Code.
2. The City Council can adopt the proposed zoning text amendment, with modifications.
3. The City Council can deny the proposed zoning text amendment.
4. The City Council can refer this issue back to staff for further information.

MANAGER'S RECOMMENDED ACTION:

The proposed amendment would combine both types of single-family attached dwellings (Row Houses and Side-Yard Houses) into a single land use type for the purpose of calculating the required minimum residential land use allocation of not less than 5% of all dwelling units in the village residential project. City staff believes this appropriate since Row Houses and Side-Yard Houses have similar zoning standards. City staff will have photos of Row Houses and Side-Yard Houses available at the City Council meeting on October 14, to illustrate the similarities and differences of attached single-family dwellings that have been constructed in Somerset.

Therefore, it is the recommendation of the City Manager that the City Council adopt the proposed zoning text amendment by adding the text described in this report to the Residential Land Use Allocation section of Table 29.1201(6) of the Municipal Code.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SUBSECTION 29.1201(6) THEREOF, FOR THE PURPOSE OF CALCULATING THE REQUIRED MINIMUM RESIDENTIAL LAND USE ALLOCATION; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amending Subsection 29.1201(6) as follows:

"

**Table 29.1201(6)
Village Residential Floating Zone (F-VR) Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Size	Not less than 40 acres or more than 160 acres in size, except that parcels larger than 160 acres may be developed as multiple Village Residential Projects, each individually subject to all provision of this Article.
Location Along Arterial Streets	<ul style="list-style-type: none"> • Village residential projects shall be located adjacent to a street that is classified as an arterial street in the Transportation Plan of the City. • Arterial streets should not bisect a Village residential project to the extent practicable. • Where an arterial street does bisect a village residential project, the arterial street shall be designed with such features as center medians, curvilinear alignment, or other such features that will off set the negative impact of the arterial street.
Land Use Distribution	<p>Village residential projects shall contain three areas that have been defined as Neighborhood Center in Section 29.1201(3)(k), Neighborhood General in Section 29.1201(3)(m), and Neighborhood Edge 29.1201(3)(l). Land uses and buildings shall be grouped and located with respect to other buildings on the basis of design compatibility in contrast to land uses and buildings being grouped and related in relation to use. Land uses and buildings of similar design and use shall face each other across a street. Changes to building design and use shall occur at the rear lot line or along an alley.</p>
Land Use Density/Intensity	<p>Residential densities shall be the greatest in the Neighborhood Center with gradual less density occurring in the Neighborhood General and Neighborhood Edge. Residential land use shall be developed with an average net density of 8 dwelling units per acre for residential land use, where all residential use types are computed in the average. Commercial land use shall be developed where the intensity of development is at .70 ground coverage including buildings and other impervious surfaces.</p>
Permitted Land Use Types in Village Residential Projects	<p>Village residential projects shall contain a wide variety of residential use types; Residential Use types include: Country Houses Village Houses Village Cottages Single Family Attached Dwellings (Side-yard House) Single Family Attached Dwellings (Row-houses) Village Apartments Commercial Use types include: Mixed Use/shop house buildings Commercial shop front buildings</p>

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Residential Land Use Allocation	<p>Village residential projects shall contain a minimum of five (5) residential use types selected from the residential use types listed in Table 29.1201(5) Permitted Land Use Types Village Residential Projects.</p> <p>Each residential use type shall contain a sufficient number of dwelling units to represent not less than 5% of all dwelling units in the village residential project. Row Houses in combination with Side-Yard Houses is considered to be one land use type for the purpose of calculating the required minimum residential land use allocation of not less than 5% of all dwelling units in the village residential project.</p>
Commercial Land Use Allocation	<p>Commercial land use be permitted to locate in a village residential project on the basis of projected population within the village residential project.</p> <p>Projected population shall be calculated according to the following formula:</p> <ul style="list-style-type: none"> a. Single family detached - 3.2 people per dwelling; b. Single family attached - 2.5 people per dwelling; and c. Apartment Dwelling - 2.0 people per dwelling. <p>Total commercial land use in a village residential project shall not occupy more than 8 acres in an individual project.</p>
Park/Open Space Land Allocation	<p>A minimum of 10% of the gross area of the Village residential project shall be devoted to park and open space uses.</p>
Building Placement Standards	<p>The term "build-to-line" refers to the line on a lot upon which the front wall of a building is to sit and align with as lot configuration allows. The build-to-line is synonymous with the setback requirements. Unless otherwise specified, porches, stoops, balconies, and bay windows may project beyond the build-to-line.</p>
Lot and Block Design	<p>All streets and alleys shall terminate at other streets within the project and shall connect to the existing and proposed through streets outside the project.</p> <p>Street layout and design shall create an open network that create blocks that shall not exceed 660 feet on block face.</p> <p>The street network shall create a hierarchical street system that establishes the overall structure of the Village Residential project.</p> <p>Cul-de-sacs shall not be permitted except where unusual physical or topographic conditions exists that make the use of a cul-de-sac an essential means of providing street frontage.</p> <p>Where the street design proposes a street to terminate at an intersection with another street, the termination vista shall be the location of a significant and carefully designed building, open space or public monument that creates a landmark or a focal point.</p> <p>Curved street design shall maintain one general directional orientation.</p> <p>Alleys shall be required for property access for lots that are less than 60 feet wide, and where an alley exists no access shall be permitted from the adjoining street.</p> <p>Lots that are less than 60 feet in width shall be subdivided into sub-lots of no less than 12 feet in width. Sub-lots may be consolidated into larger lots at the discretion of the property owner to create flexibility for a variety of residential housing types.</p> <p>A corner lot condition exists whenever a street intersects with another street or plaza.</p>

(Ord. No. 3591, 10-10-00)

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable by a penalty of \$500 for a first violation and \$750 for each repeat violation.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk
O0993

Ann H. Campbell, Mayor