

**COUNCIL ACTION FORM**

**SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 12-UNIT APARTMENT BUILDING LOCATED AT 3801 TIVERTON COURT**

**BACKGROUND:**

**Applicant.** Uthe Development Co. LLC

**Property Owner.** Uthe Development Co. LLC

**Property Address:** 3801 Tiverton Court

**Case Number.** SDP-08-34

**Zoning.** FS-RM Suburban Medium Density Residential

**Project Description.** The applicant is proposing to build a 12-unit apartment building on the lot which is located on the northeast corner of the future intersection of Stange Road and Tiverton Court. See the included location map. The building will contain four one-bedroom apartments and eight two-bedroom apartments. Two garages will also be located on the lot.

**Applicant Request.** The developer is requesting approval of a Major Site Development Plan for one apartment building, located at 3801 Tiverton Court on Lot 9 of Northridge Heights Subdivision Twelfth Addition. Uthe Development Company recently submitted four similar applications that were reviewed by the Commission on October 15, 2008, and approved by City Council on October 28, 2008.

**Land Use Policy Plan (LUPP) Map Designation.** The City's Land Use Policy Plan (LUPP) Map designates the subject site as "Village/Suburban Residential."

**Zoning.** The subject property is zoned as "FS-RM" (Suburban Residential Medium Density). The proposed uses are consistent with the zoning designation and require approval of a Major Site Development Plan. The Development Review Committee has reviewed the site plan. The site plan was found to comply with the requirements of the Ames Municipal Code.

**Master Plan.** An updated Master Plan for Northridge Heights, which includes the subject properties, was approved by the City Council on May 27, 2008. In order to achieve the densities required for FS-RM, this lot, as well as the previous four similar applications, was intended to contain no less than twelve units each.

**Staff Analysis.** The criteria and standards for review of a Major Site Development Plan are found in Ames Municipal Code Section 29.1502(4)(d) and include:

*When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.*

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 down stream property.*
  - The applicant has submitted the required storm water permit application. This has been reviewed by the Public Works Department and found to comply with the requirements of the City.
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 water, sanitary sewer, and electrical lines have or are being installed in accordance with the approved Preliminary Plat and infrastructure plans submitted to and approved by the City. The private service lines serving the building have been sized for the intended demand for these services.
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 City Fire Inspector has reviewed and approved the proposed Major Site Development Plan for compliance with the City's Fire Code. Adequate provisions have been made by the owner to meet the minimum requirements.
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 located in a floodplain nor on or near steep slopes. There is no indication that this development presents any endangerment to adjoining and surrounding property.
5. *Natural topographic and landscape features of the site shall be incorporated into the development design.*
  - The site was previously used as agricultural cropland. There is very little topographic relief on this site. What natural topographic features there are will be slightly altered by necessary grading. The drainage pattern will direct the storm water into approved collection systems.

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 access drive has been designed to provide convenient access to the parking area and garages serving the building. Access is limited to one point and with adequate separation distances between other drives. Sidewalks will be constructed on both sides of Tiverton Court, as well as on Stange Road. Private sidewalks are also provided from the public sidewalk to the structure.

**Architectural Design Standards.** There are no architectural standards for development in this zoning designation (FS-RM). However, the Convenience Commercial Node (CVCN) to the south does. Section 29.807(4)(a) of the Ames Municipal Code states "Buildings shall be compatible with adjacent residential buildings and with each other through similarities in scale, proportions, form, architectural detailing, color and texture." For the proposed car wash at 3706 Stange Road to meet these requirements, it is anticipated that certain materials would be used on this adjacent apartment (3801 Tiverton), as well as the other adjacent apartment at 3720 Tiverton Court (already reviewed). These materials include stone façade materials and roofing shingles. In particular, the stone is identified as Ohio Rubble Hudson Bay Blend (S4760-0) manufactured by Boulder Creek Stone Products. The shingles are identified as Moire Black Landmark Plus shingles manufactured by CertainTeed. The stone material and shingles are proposed by the applicant to be used on this apartment building. The shingles are proposed by the applicant to be used on this apartment building, as well as the garages at the same address.

**Conclusions.** Staff has analyzed the applicant's request, reviewed the supporting material, and conducted an on-site inspection. Based upon the above facts and analysis, staff concludes that the proposed apartment building conforms to relevant and applicable design standards, and that the proposed uses and structures meet with the conditions noted and the criteria and standards for approval of a Major Site Development Plan.

**Recommendation of the Planning & Zoning Commission.** The Planning and Zoning Commission held its meeting on November 5, 2008, to consider this action. The applicant was present to answer any questions about the request. No one spoke in opposition to the request.

With a vote of 6-0, the Commission recommended to City Council approval of the Major Site Development Plan with the following condition:

- That the apartment at 3801 Tiverton Court use stone or masonry material of a color and texture approved by City staff and that the apartment and garages at 3801 Tiverton Court use shingles or roofing material as approved by City staff.

**ALTERNATIVES:**

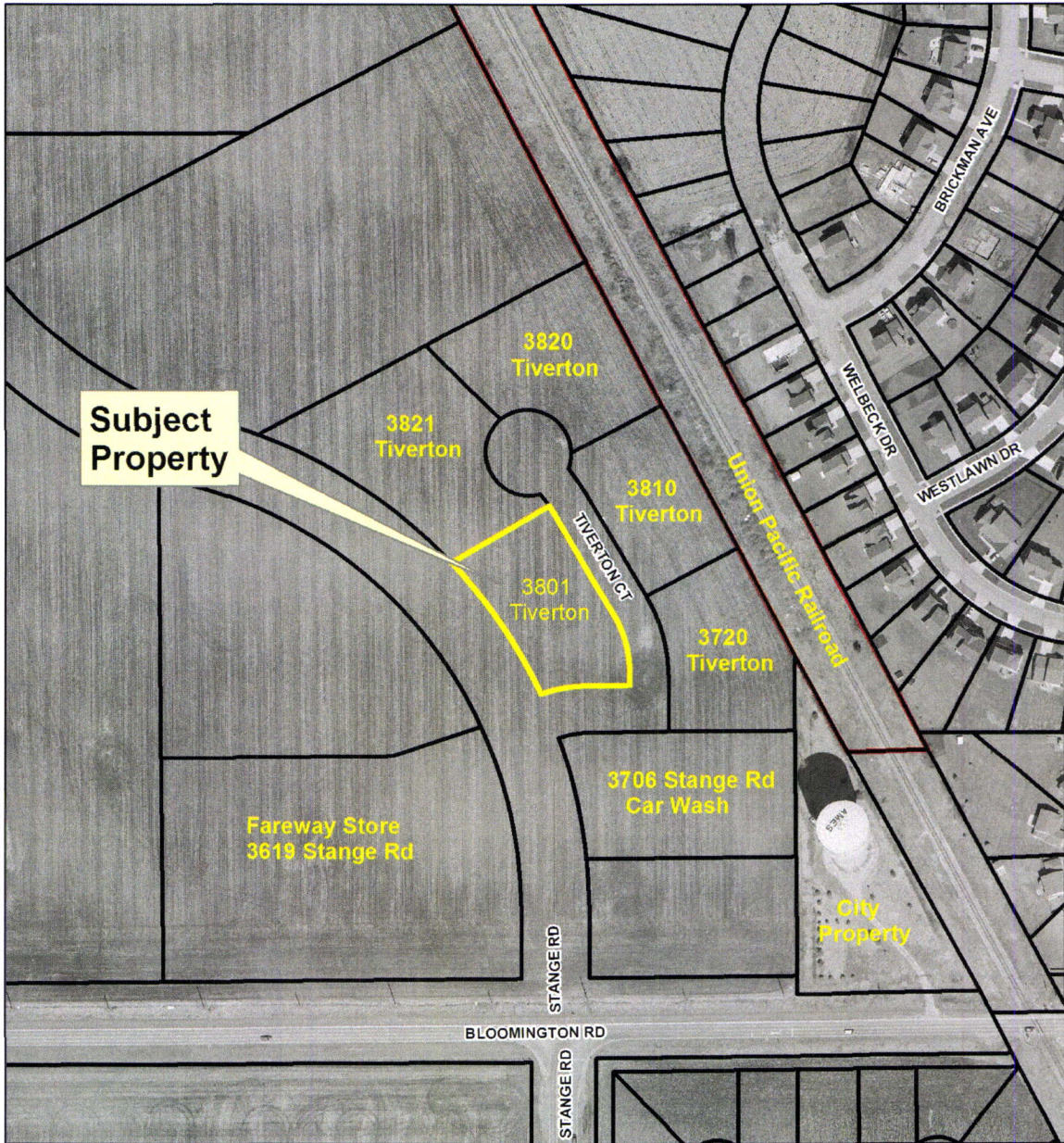
1. The City Council can approve the Major Site Development Plan for the apartment and associated garages located at 3801 Tiverton Court, with the following condition:
  - That the apartment at 3801 Tiverton Court use stone or masonry material of a color and texture approved by City staff and that the apartment and garages at 3801 Tiverton court use shingles or roofing material as approved by City staff.
2. The City Council can approve the Major Site Development Plan for the apartment and associated garages located at 3801 Tiverton Court with no conditions.
3. The City Council can approve the Major Site Development Plan for the apartment and associated garages located at 3801 Tiverton Court, with other conditions.
4. The City Council can deny the Major Site Development Plan for the apartments and associated garages located at 3801 Tiverton Court if it finds that the criteria for approval have not been satisfied.
5. The City Council can refer this item back to City staff and/or the applicant for further information.

**MANAGER'S RECOMMENDED ACTION:**

The staff believes that the Major Site Development Plan for the apartment and associated garages located at 3801 Tiverton Court conform to relevant and applicable design standards. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative 1, approving the Major Site Development Plan for the apartment and associated garages located at 3801 Tiverton Court, with the following condition:

- That the apartment at 3801 Tiverton Court use stone or masonry material of a color and texture approved by City staff and that the apartment and garages at 3801 Tiverton court use shingles or roofing material as approved by City staff.

This is the same condition the Council imposed on the previous four similar concurrent applications.

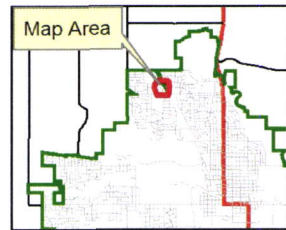


**Location Map**  
**3801 Tiverton Ct**

2003 Aerial Photography



0 200 400 800 Feet



NO.	DATE	DESCRIPTION
1	11/14/11	REVISED PER DRC COMMENTS
2		

**OWNER:** UTHE DEVELOPMENT CO LLC  
C/D HUNTIKER & ASSOCIATES  
AMES, IA 50010

**APPLICANT:** UTHE DEVELOPMENT CO LLC  
C/D HUNTIKER & ASSOCIATES  
108 S. 16TH STREET  
AMES, IA 50010

**PLAN PREPARED BY:** HMS CONSULTING GROUP  
223 S. WASHINGTON AVENUE, SUITE 500  
AMES, IOWA 50010

**MINIMUM BUILDING SETBACKS:** 25 FT. (3 STORIES)  
10 FT. (1-2 STORIES)  
**REAR LOT LINE (17):** 25 FT.  
**PROPERTY ADDRESS:** 3801 TIVERTON COURT

**LEGAL DESCRIPTION:** LOT 8, NORTHRISE HEIGHTS SUBDIVISION TWELFTH ADDITION AMES, STORY COUNTY, IOWA.

**ZONING DESIGNATION:** RESIDENTIAL MEDIUM DENSITY (RS-MU)

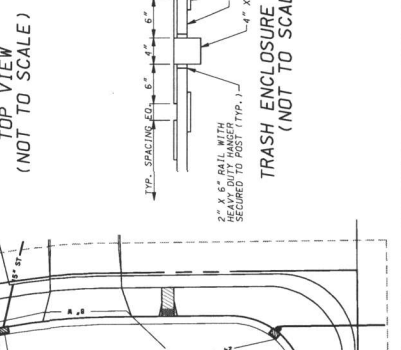
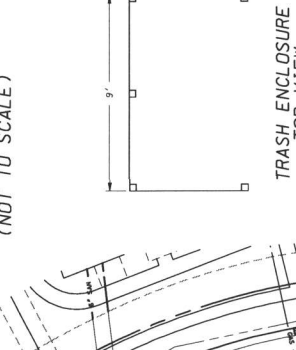
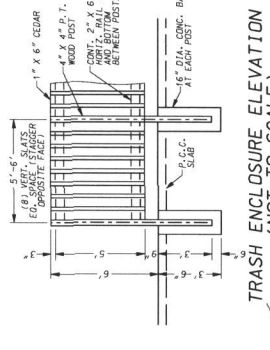
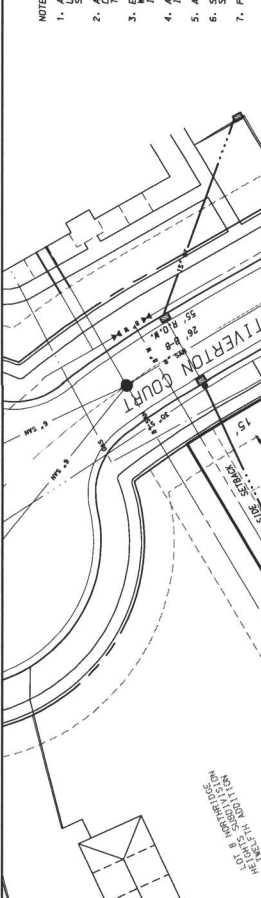
**PROPOSED LAND USE:** TWO STORY APARTMENT BUILDING WITH ELEVATOR, FOUR 1-BEDROOM UNITS AND FOUR 2-BEDROOM UNITS (NO BASEMENT)

**PARKING SPACES REQUIRED:** 18 SPACES  
18 2-BEDROOM UNITS = 20 UNITS  
14 1-BEDROOM UNITS = 14 UNITS  
27 SPACES

**PARKING SPACES PROVIDED:** 27 SPACES  
STANDARD : 10  
ACCESSIBLE : 1  
GARAGE SPALL : 16

**STORM WATER MANAGEMENT:** STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED FOR UNDER THE STORM WATER MANAGEMENT PLAN FOR NORTHRISE HEIGHTS SUBDIVISION AS APPROVED BY THE CITY OF AMES.

**LOT COVERAGE:** 39,721 S.F. (54.5%)  
**LOT AREA:** 72,681 S.F. (100%)  
**PARKING:** 9,288 S.F. (12.8%)  
**LANDSCAPED:** 20,690 S.F. (28.5%)



**NOTES:**

- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE SUPPLEMENTAL SPECIFICATIONS.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHTS-OF-WAY.
- EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PUBLIC WORKS RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED.
- ALL SERVICES SHALL BE INSTALLED BY LICENSED CONTRACTORS AS AUTHORIZED BY THE CITY OF AMES.
- ALL PROPOSED SIDEWALKS ON SITE SHALL BE A MINIMUM 5' WIDTH.
- STREET TREES ARE REQUIRED AS SHOWN ON THE APPROVED STREET TREE PLAN.
- P.V. LOCATION TO BE DETERMINED BY FIRE INSPECTOR.

**INDEX OF SHEETS**

1 of 2 Minor Site Plan

2 of 2 Grading, Landscaping, and Sediment Control Plan

**IOWA ONE CALL**  
800.732.8889  
CALL - BEFORE - YOU DIG

**UTHE DEVELOPMENT CO LLC**  
223 S. WASHINGTON AVENUE, SUITE 500  
AMES, IOWA 50010  
(515) 221-1103  
WWW.UTHEDEV.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/11	REVISED PER DRC COMMENTS
2		

**DATE:** 11/14/11  
**DESIGNED BY:** MATHAN A. EASTER  
**DRAWN BY:** MATHAN A. EASTER  
**CHECKED BY:** MATHAN A. EASTER  
**SCALE:** AS SHOWN  
**SHEET NO.:** 1/2

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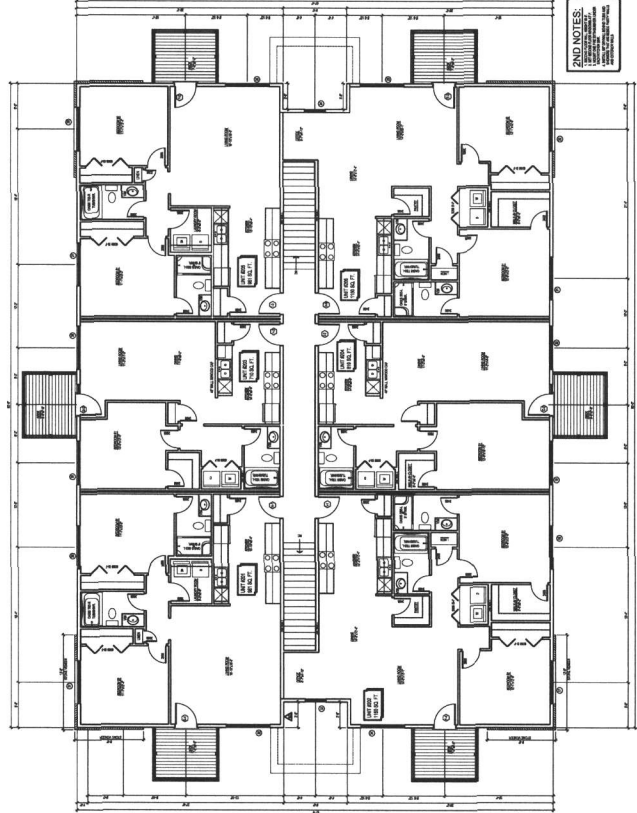
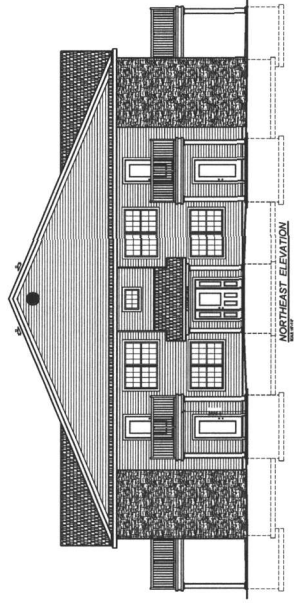
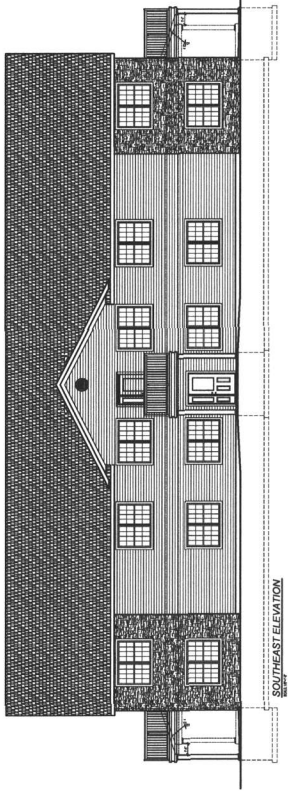
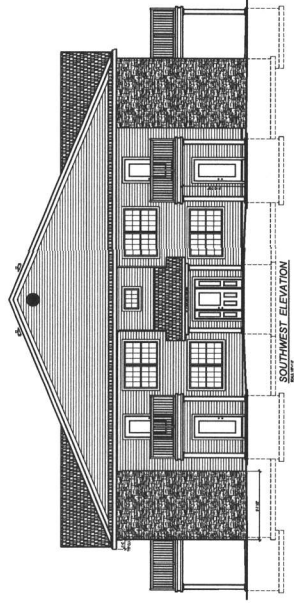
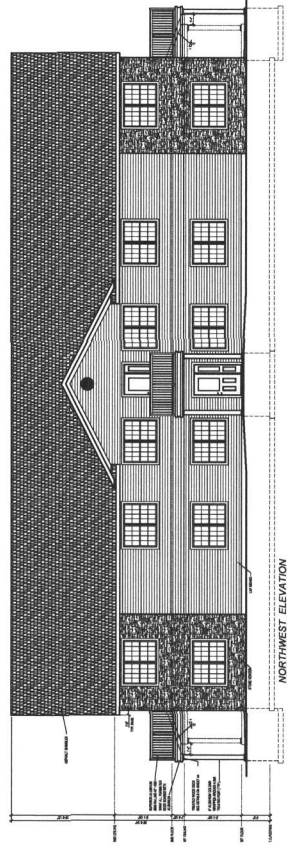
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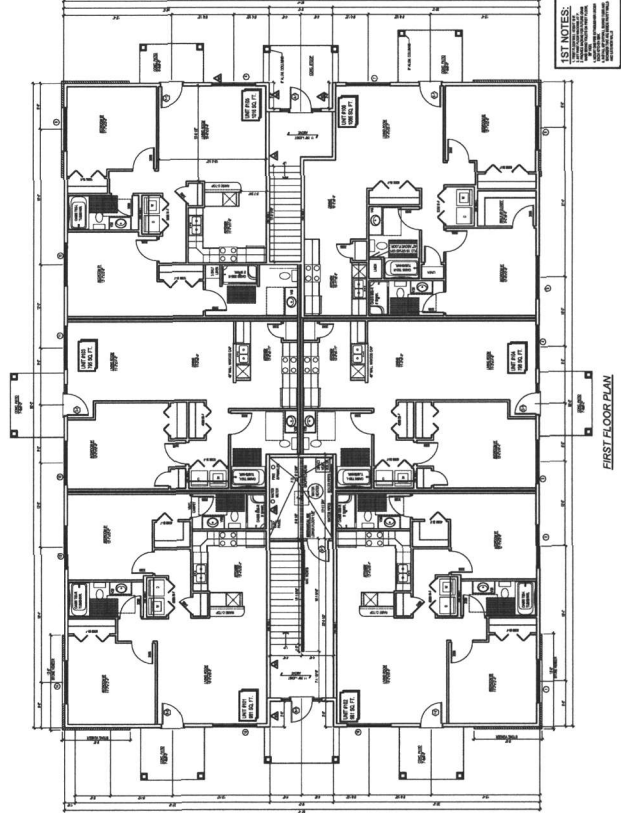
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Time	10:00 AM
Project	3801 TIVERTON COURT (12 PLEX APARTMENT)
Client	THE DEVELOPMENT CO., LLC
Drawn By	CHRIS SHANK
Checked By	
Scale	AS SHOWN

Project: 3801 TIVERTON COURT (12 PLEX APARTMENT)  
 Client: THE DEVELOPMENT CO., LLC  
 Drawing Title: 1ST/2ND/EXT. ELEV. (UTHE DEVELOPMENT CO., LLC)

HCS builders, inc  
 Chris Shank  
 Hunziker  
 108 S. 10TH STREET  
 AMES, IA 50010  
 515.281.4831

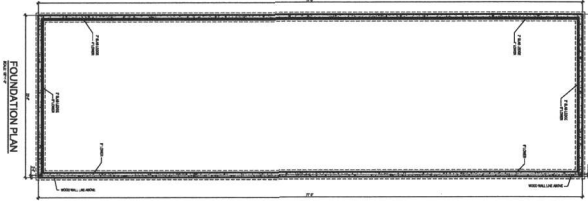
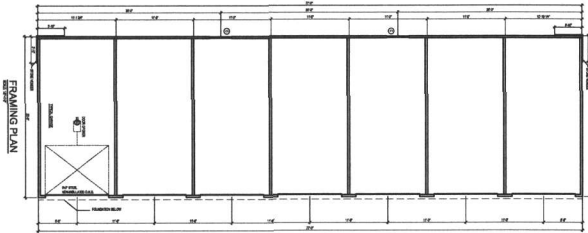


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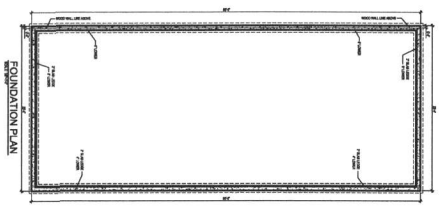
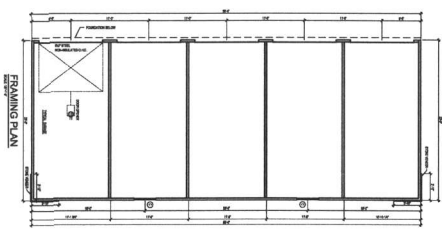
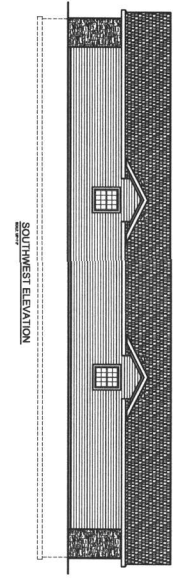
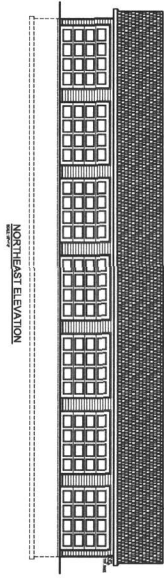
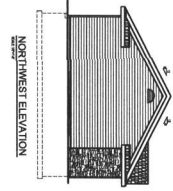
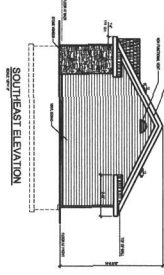


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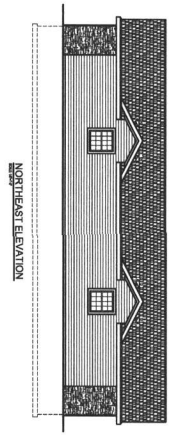
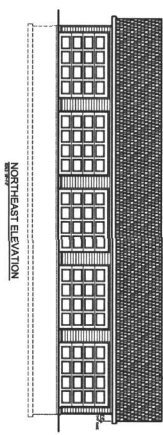
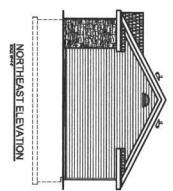
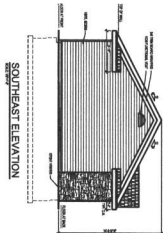




**GENERAL NOTES**  
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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Scale:	1/8" = 1'-0"
Date:	10/28/20
Revision:	
Drawn By:	
Checked By:	
Project No.:	
Sheet No.:	A1

Project: 3801 TIVERTON COURT  
 Drawing Title: 5 UNIT & 7 UNIT GARAGES (UTHE DEVELOPMENT CO, LLC)

**HCS builders, inc**  
 Hunziker  
 Christy  
 Shirk  
 102 S. 16TH STREET  
 ANKENI, IA 50010-8008  
 PHONE: 563-445-4445  
 FAX: 22-5621