

**COUNCIL ACTION FORM**

**SUBJECT: REZONING TO AMEND THE PRELIMINARY PLAT/MAJOR SITE DEVELOPMENT PLAN FOR RINGGENBERG PARK SUBDIVISION AND TO AMEND THE ZONING MAP DESIGNATION OF OUTLOT E TO GOVERNMENT/AIRPORT (S-GA)**

**BACKGROUND:**

In 2003, property totaling 135 acres on the south side of Oakwood Road was annexed into the City. In April and May of 2005, City Council approved the rezoning and a Preliminary Plat/Major Site Development Plan for the Ringgenberg Park Subdivision for 117 acres of this land. (See Attachment A Location Map.) The north 21-acre portion was zoned Suburban Residential Medium Density (FS-RM) for multi-family development, and the south 96-acre portion was zoned Planned Residence District (F-PRD), comprising 202 lots for single-family residential development and a series of outlots to be utilized for storm water management and open space. (See Attachment C Existing Overall Plan and Attachment E Existing Zoning.)

In December 2005, the City Council approved the first Final Plat for the property, which provided lots and infrastructure for 78 single-family detached residences and associated stormwater management and open space areas. (See Attachment B Ringgenberg Park Diagram.) The development has proceeded with the construction of infrastructure and single-family detached homes in the central portion of the project area. Although a Master Plan was approved at the time of zoning the north FS-RM portion, no multi-family housing has yet been developed. No proposals are currently being made for this north portion of the Ringgenberg Park subdivision.

In November 2009, the City Council approved the Final Plat for Ringgenberg Park Subdivision, 2<sup>nd</sup> Addition. This plat divided the south portion of the Ringgenberg Park Subdivision into Outlot D, which would be developed per the approved Preliminary Plat/Major Site Development Plan, and Outlot E, to be sold to Iowa State University for agricultural purposes. (See Attachment B Ringgenberg Park Diagram.) Ringgenberg Estates, L.L.C., property owner of Outlot D, now intends to proceed with development of Outlot D.

Ringgenberg Estates, L.L.C. is requesting approval of a revised Preliminary Plat/Major Site Development Plan to exclude Outlot E, by changing the overall boundary of the area that the Zoning Map designates as Planned Residence District (F-PRD). Thus, a new zoning district must be designated for Outlot E. Most other property in the City owned by Iowa State University is designated on the zoning map as Government/Airport (S-GA). Therefore, a zoning map amendment is proposed to change the zoning designation of Outlot E from Planned Residence District (F-PRD) to Government/Airport (S-GA). (See Attachment E Existing Zoning and Attachment F Proposed Zoning.)

The proposed rezoning reduces the total F-PRD property from 96.22 acres to 55.30 acres and reduces the total number of lots for single family detached residences from 199 to 109. The revised Preliminary Plat/Major Site Development Plan modifies the design of streets, utilities, and the stormwater management system. It allows development of 31 lots for single-family detached residences, completing the project. Because F-PRD zoning establishes zoning standards “as per plan,” approval of a revised Preliminary Plat/Major Site Development Plan for an area zoned F-PRD essentially rezones the property from the original plan to a new plan. (See Attachment B Ringgenberg Park Diagram and Attachment D Proposed Overall Plan.)

**Land Use and Zoning.** In 2005, the City Council determined that the F-PRD zoning and Preliminary Plat/Major Site Development Plan are consistent with the Land Use Policy Plan.

The City Council also determined that the integrated design, open space, site amenities, and landscaping exceeds the requirements for Suburban Residential Low Density development standards. The City Council confirmed that the development pattern 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 Suburban Residential Low Density zoning requirements.

Among the most prominent features of the development design are the naturalized areas around which the lots are distributed and the stormwater swales at the back of most lots that carry surface drainage to these naturalized areas. The north naturalized area has been constructed and is planted with a wide variety of native prairie plants. The overall design of this feature controls stormwater runoff rates from the site during various storm events, promotes infiltration of the stormwater into the soil on site, and cleans the water before it leaves the site. A trail system is integrated throughout the site that provides pedestrian and bicycle connection to the naturalized prairie features.

The proposed change to the Preliminary Plat/Major Site Development Plan does not alter this overall approach. It eliminates the originally planned, second naturalized prairie area, but replaces it with a smaller common open space. As shown on the plans and in the Stormwater Management Plan of March 20, 2012 that was reviewed by staff, drainage features in this open space will also detain, convey, and clean stormwater and be planted with native prairie plants.

The complete Preliminary Plat/Major Site Development Plan is a separate document for this agenda item. (Please see Attachment I below for a list of the Plan sheets in that document.)

**Planned Residential Development (PRD) Development Principles.** With its original approval in 2005, the City Council determined that the Preliminary Plat/Major Site Development Plan adhered to development principles contained in Section 29.1203 of the Zoning Ordinance. (See Attachment G PRD Development Principles) Note that these principles are value statements and not directly measurable. In order to review the proposed revision to the Preliminary Plat/Major Site Development, it is not necessary to reconsider all of these principles, but only those that are relevant to the proposed revisions, as follows:

**#e. 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 open space with native planting constitutes over 30% of the total project area, almost 18 acres for 109 lots. As with the original plan, all lots have access directly to the project open space and have access to the pedestrian and bicycle network, in some cases more than one access.

**#g. Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and stormwater infrastructure, than would be otherwise required as a result of conventional development.**

This proposed revision reduces the previously approved infrastructure in proportion with the reduced number of lots and maintains the efficiency of the original plan.

#### **Planned Residential Development (PRD) Supplemental Development Standards.**

In 2005, the City Council also determined that the Preliminary Plat/Major Site Development Plan met the Supplemental Development Standards of Table 29.1203(5) of the Zoning Ordinance. These standards are measurable and quantifiable. (See Attachment H PRD Development Standards) Staff has reviewed the revised Preliminary Plat/Major Site Development with respect to each of these Standards and has identified the following as relevant to the proposed revisions:

**Density.** The originally approved Preliminary Plat/Major Site Development Plan established density of development (number of dwelling units per net acre or DUA) based on the zoning standards of Low Density Residential use, which is a minimum of 3.75 DUA and a maximum of 7.26 DUA. The original Plan density was 3.81 DUA. The density of the development will be decreased slightly to 3.80 DUA.

**Open Space Design Requirements.** Although the open space area is reduced, one of the two centrally-located open space areas remains and the perimeter open space continues in the remainder of the development. For these reasons, the open space is still “a significant and integrated feature of the entire area to be developed as a PRD project” as the Standard requires.

**Open Space Area Requirement.** The open space standard is a minimum 40% of the gross area. The current Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision was approved based on 23.06 acres of dedicated open space plus 21.10 acres of landscape area on the lots (based on the standard for low density residential development to have 40% landscaped area). These 44.16 acres of open space constituted 46% of the total area with F-PRD zoning. The proposed plan provides 17.74 acres of dedicated open space plus 11.45 acres of landscape area on the lots (40% of 28.62 acres of lots) for a total

open space area of 29.19 acres. This is 53% of the revised gross area of 55.30 acres, which exceeds the open space standard.

**Open Space Improvements and Amenities.** Trails and play equipment are provided in the dedicated open space. The clubhouse and pool shown on the existing Preliminary Plat/Major Site Development Plan are no longer proposed.

**Maintenance of Open Space and Site Amenities.** The dedicated open space and site amenities will be owned and maintained by the Homeowner's Association.

**Subdivision Standards:** In its review of the proposed Preliminary Plat/Major Site Development Plan, the City Council is to determine whether it conforms "to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans." (*Ames Municipal Code Section 23.302(3b)*). In 2005 and 2009, the City Council concluded that these criteria were met by the Preliminary Plat/Major Site Development Plan considered at that time. The reduction of the area of the proposed plan and the modifications proposed to accommodate that reduction affect two of the public improvements for which City standards apply:

**Future street extension.** Because the property to the south will no longer be part of this development, the street system design is changed. Red Fox Road extends south to the new south boundary of the project. This design allows for future extension of Red Fox Road should this become necessary. A bulb-out is proposed near the south end of Red Fox Road, which allows space for emergency vehicles to turn around. (Please see Sheet 2 of the Preliminary Plat/Major Site Development Plan, which is a separate document for this agenda item.)

City standards favor such future street connections, because continuous street networks offer more route choices and disperse traffic, reducing congestion in the network. Right-of-way was also provided one block to the north at the west end of Cottonwood.

**Stormwater.** Because 40 acres have been eliminated from the Plan, the proposed stormwater management system has been reduced. A portion of the ISU land to the south and west continues to drain through the Ringgenberg Park property. This stormwater, and stormwater from roofs of some of the residences at the south end of the project, is collected, detained and then discharged near the southeast corner of the project. This outflow location is the same as it has been for many years, into a swale and pond on a neighboring property outside the city limits on the east side of Cedar Lane. A revised stormwater management analysis has been provided that documents that this drainage system will reduce the amount and rate of stormwater discharged off-site compared to the current approved plan and improve the quality of the stormwater discharged compared to the historic and current condition. The rate of stormwater runoff at this southeast location from the project will be the same as the pre-developed condition.

The 2005 Developers Agreement requires the developer to install water, sanitary sewer and storm sewer mains, internal streets and walks; to provide funds for future improvements to Oakwood Road; to install Cottonwood, Cedar Lane, and an associated bike path and turn lane. It also provides for cost sharing on some of the costs for Cedar Lane.

**Recommendation of the Planning & Zoning Commission.** At its meeting of April 18, 2012, the Commission received input from both the applicant and Ken Kruempel, representing the Timberland Neighborhood Association. Mr. Kruempel asked for clarification from the developer on what the strips are for between Lots 81 and 82 and 84 and 85. Mr. Kruempel further mentioned that there was significant grading done last summer in the new area and wanted to know if additional grading will occur again in this area.

The plans submitted for the Planning & Zoning Commission included a cul-de-sac at the south end of Red Fox Road, with no extension for a future street connection. Most of the discussion with the applicant focused on accommodating right-of-way for future extension of Red Fox Road to the south. The applicant expressed initial opposition to this extension, stating that it would be unnecessary because ISU had no plans to develop the property to the south. He also argued that the cul-de-sac provided desirable lots for marketing purposes. The Commission acknowledged that it may be years before we know if the extension would be utilized. However, the Commission recalled its recent discussion with the City Council over past development decisions that inadvertently impacted existing neighborhoods in ways that traffic studies do not typically address.

The Commissioners weighed the likelihood of future development to the south of the project area and the associated need for good connectivity against the implications of reconfiguring the lots on the proposed cul-de-sac. The Commission determined that the lots should be configured in a manner that allowed connectivity to ISU's property to the south, in the event that ISU should ever choose to sell the property in the future. This recommendation was in line with input received from ISU representative Warren Madden, who stated that ISU was not opposed to the amendment to the PUD, provided that the road connectivity to the south was retained. (See Attachment J).

With a vote of 6-0, the Commission recommended that the City Council approve the rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA) with the following condition:

- a. The Preliminary Plat/Major Site Development Plan shall be revised to show the right-of-way for Red Fox Road extended to the south property line of Outlot D including sufficient right-of-way for a fire truck turnaround, as illustrated by [a proposed layout submitted by staff].

Based upon the Planning & Zoning Commission's recommendation, the applicant has since revised the layout of the preliminary plat to reflect the Commission's recommendation. Staff has reviewed the revised layout and finds that it complies with all requirements. This revision is included in the Preliminary Plat/Major Site Development Plan presented to City Council for approval.

## **ALTERNATIVES:**

1. The City Council can approve the rezoning to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA), and to amend the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision as illustrated on the drawings listed in Attachment I.
2. The City Council can approve the rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA), with the following conditions: *(conditions to be selected by the Council)*
3. The City Council can deny the proposed rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA).
4. Action on this request can be postponed and referred back to City staff and/or the applicants for additional information.

## **MANAGER'S RECOMMENDED ACTION:**

The revisions to the Preliminary Plat/Major Site Development Plan were anticipated when the plat was approved that led to the sale of 40 acres of the project site to Iowa State University. In a letter of April 17, 2012, Iowa State University, owner of the property to be rezoned, concurs with the action to release its property from the PRD development requirements and change the zoning to Government/Airport. (See Attachment J) As described above, the proposed amendments will have a minimal impact on the previously approved Planned Residence Development.

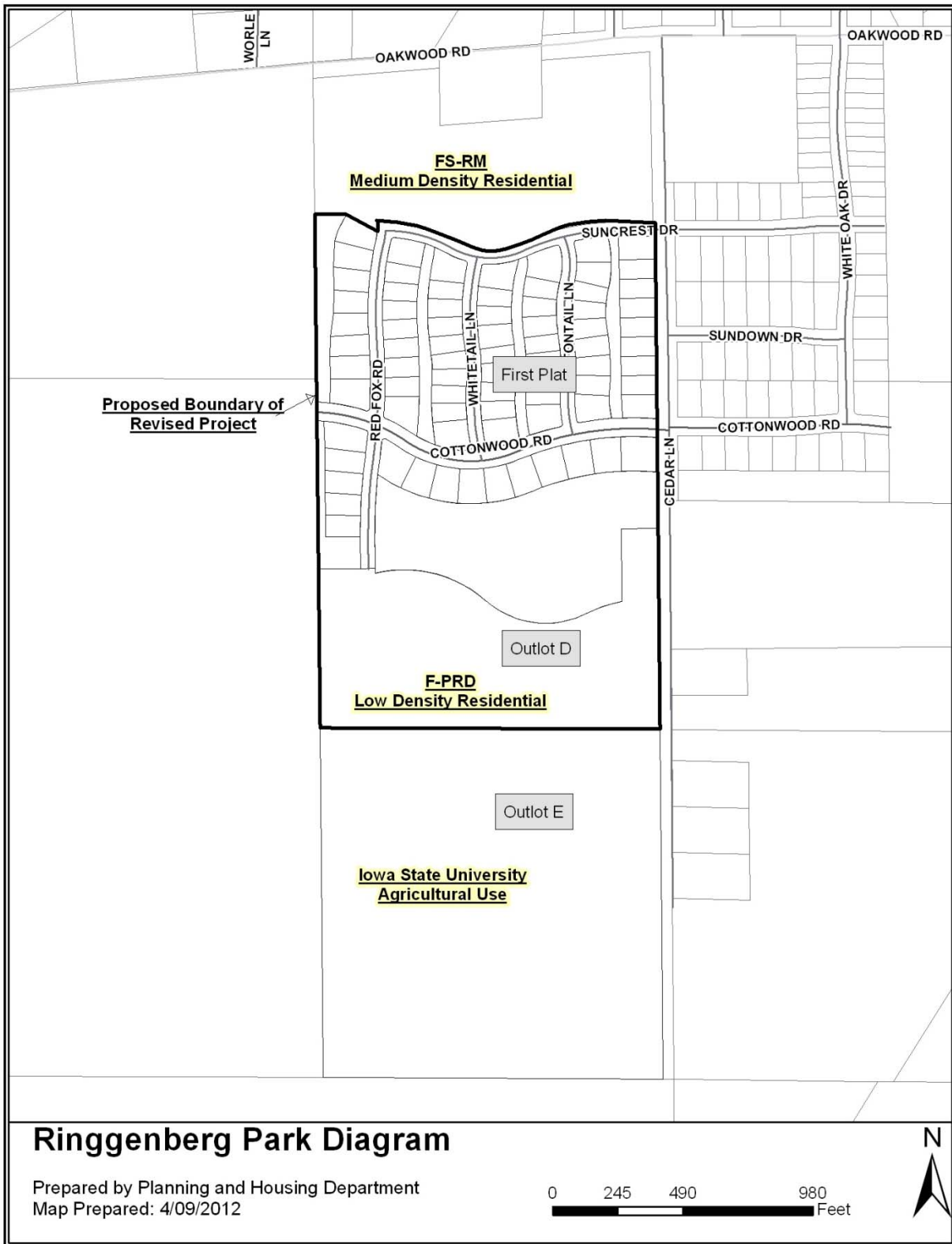
The proposed revision to the Preliminary Plat/Major Site Development Plan reduces the area of the Planned Residence District zoning; therefore, a different zoning designation is needed for Outlot E. Government/Airport (S-GA) is the zoning classification of most land owned by Iowa State University in the city. It is important to note the Ames Land Use Policy Plan designation for this will remain Village/Suburban Residential, which guides future use should the property be sold.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the rezoning to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA), and to amend the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision as illustrated on the drawings listed in Attachment I.**

**On March 27, 2012 the City Council referred a letter from Kurt Friedrich requesting that the existing agreement which requires the developer to pay for the cost of paving Cedar Lane and extending the water main to the site be altered to require the City to share in these costs. As you can see from the attached email from Mr. Friedrich, he has now withdrawn this request for the City to consider an amendment to the existing Developer Agreement.**



Attachment B  
RINGGENBERG PARK DIAGRAM



**Ringgenberg Park Diagram**

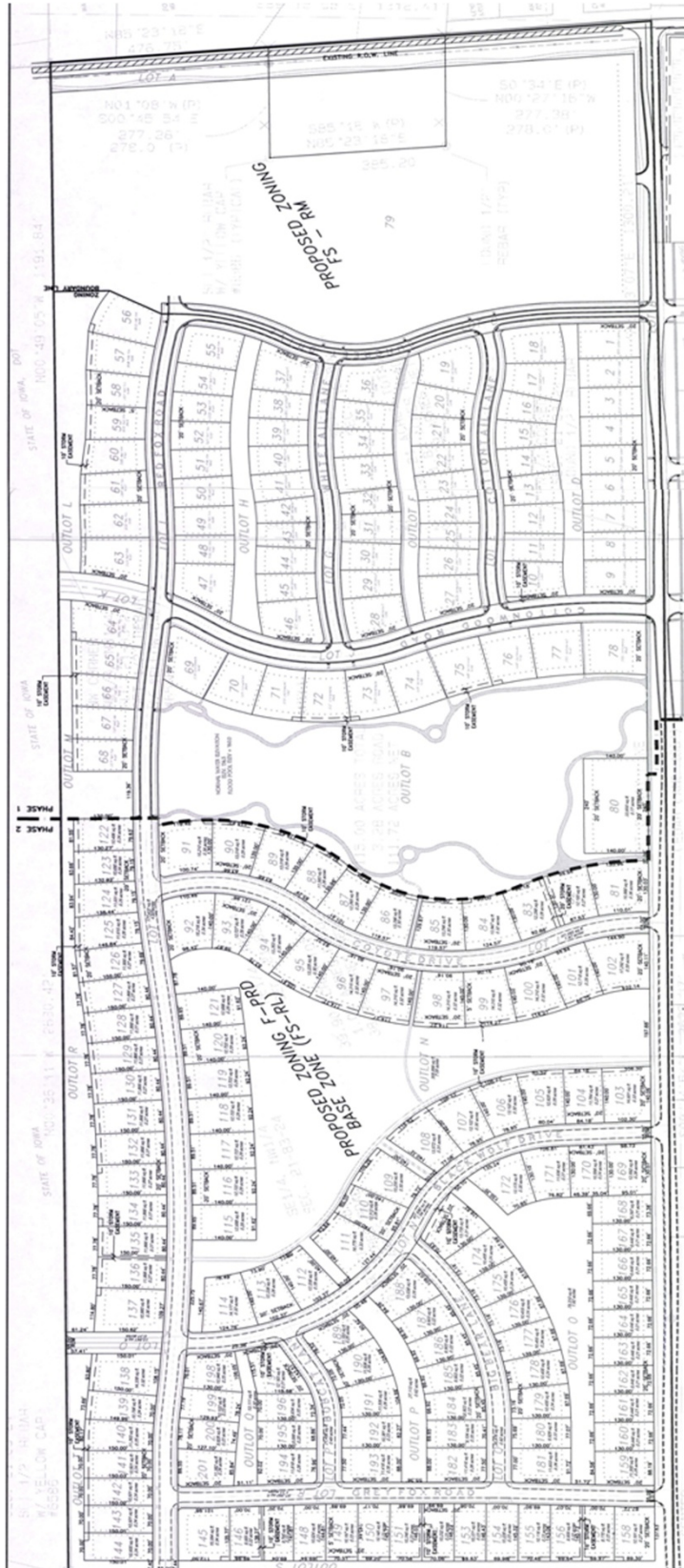
Prepared by Planning and Housing Department  
Map Prepared: 4/09/2012

0 245 490 980 Feet

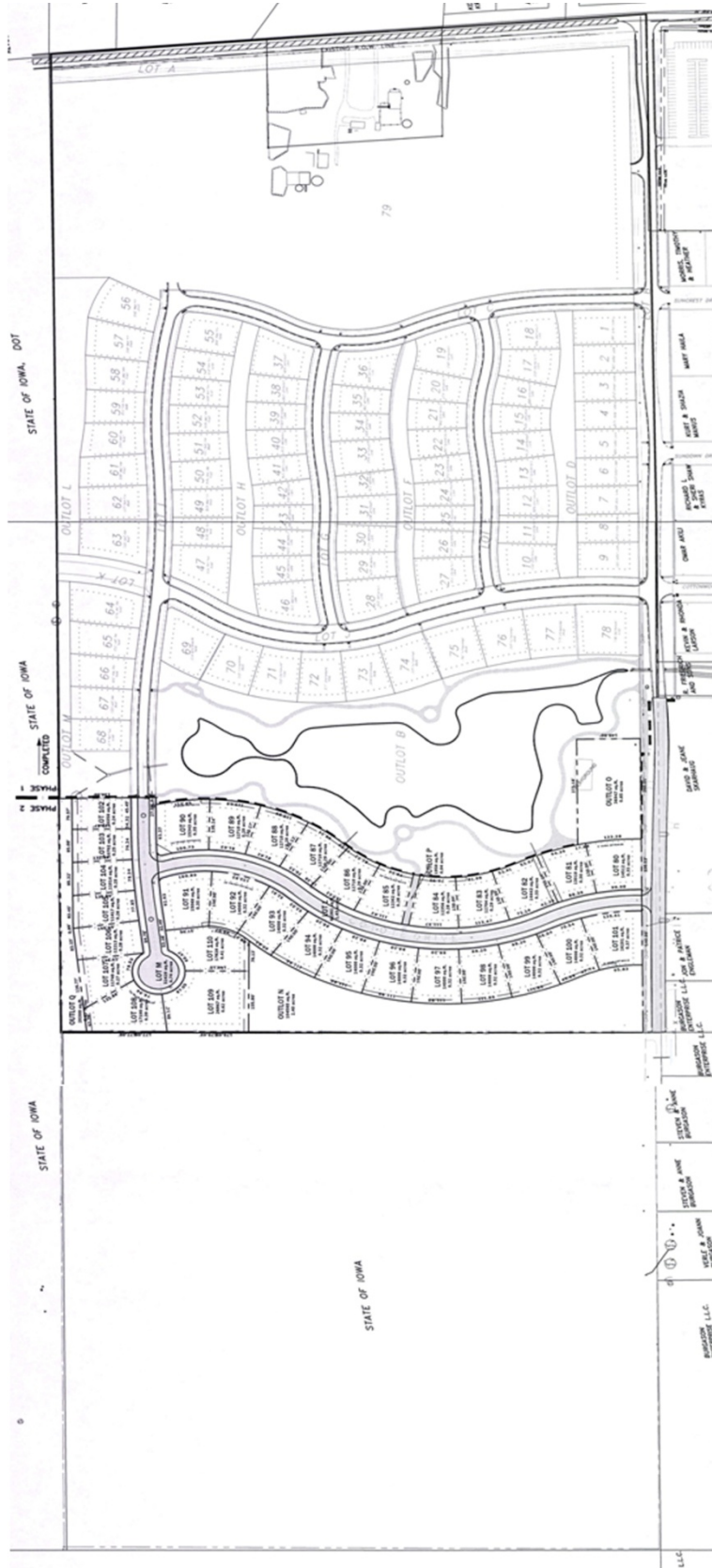




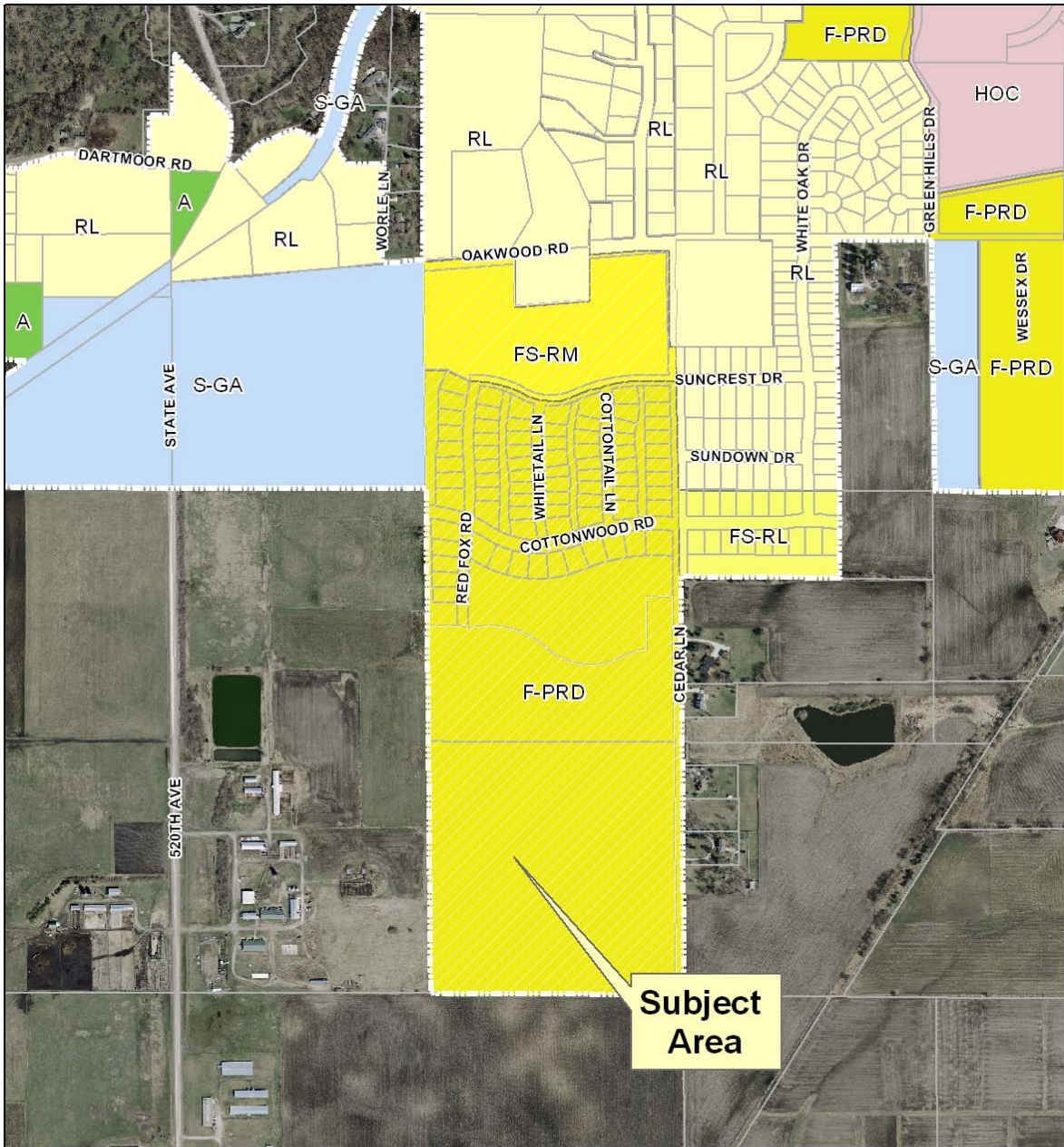
# Attachment C EXISTING OVERALL PLAN



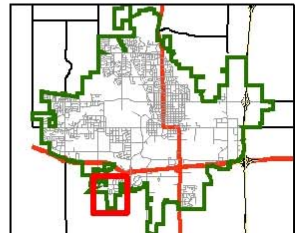
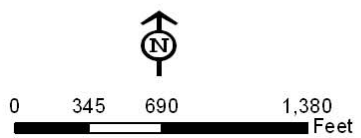
# Attachment D PROPOSED OVERALL PLAN



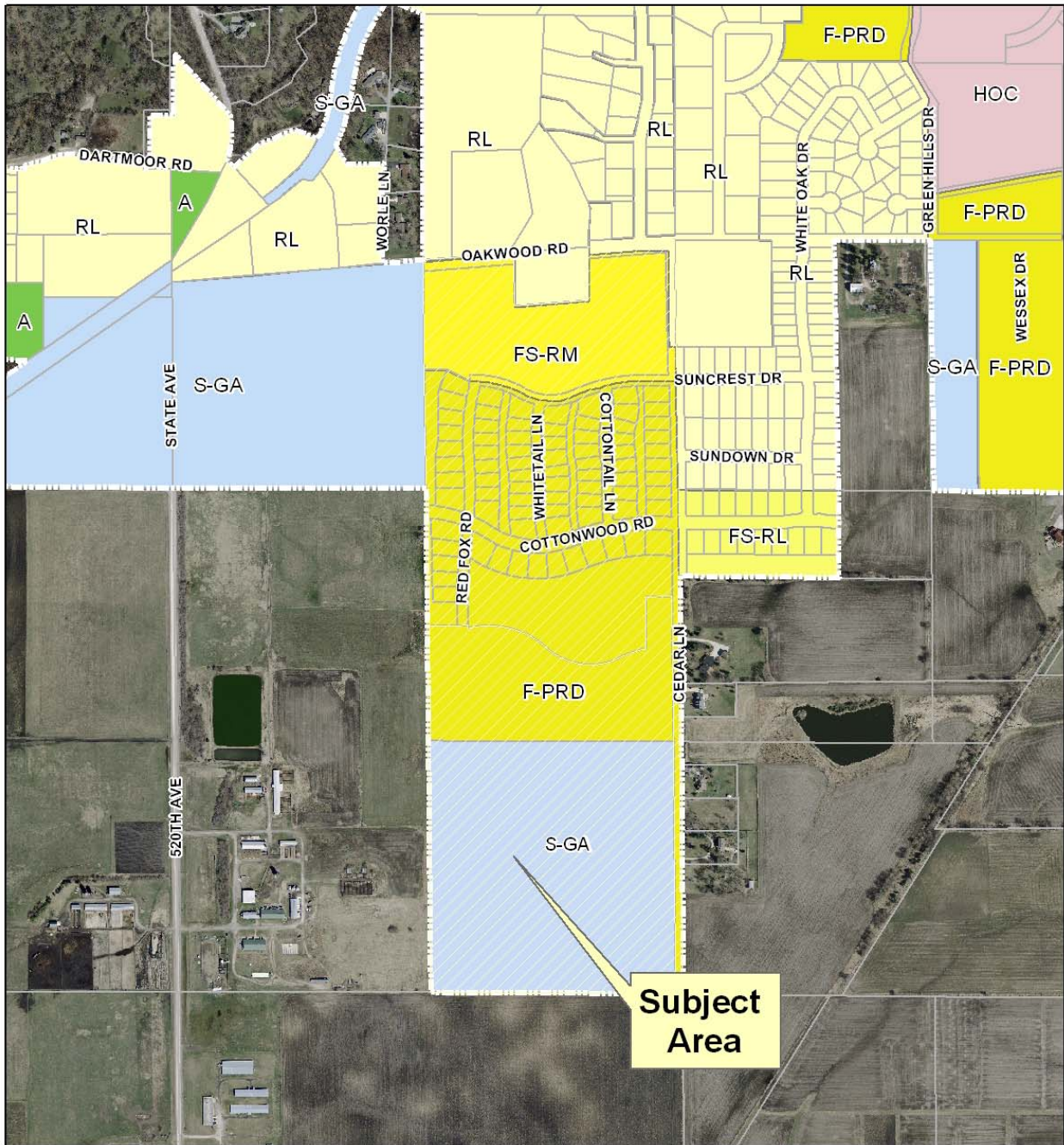
Attachment E  
EXISTING ZONING



Existing Zoning  
Ringgenberg Park



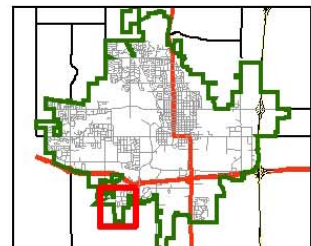
Attachment F  
PROPOSED ZONING



**Proposed Zoning  
Ringgenberg Park**



0 345 690 1,380  
Feet



Attachment G  
PLANNED RESIDENTIAL DEVELOPMENT (PRD) DEVELOPMENT PRINCIPLES  
*Ames Municipal Code Section 29.1203(2)*

- a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.
- b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.
- c) Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.
- d) 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.
- e) 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.
- f) 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.
- g) 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.

Attachment H  
PRD DEVELOPMENT  
STANDARDS

**Table 29.1203(5)  
Planned Residence District Floating Zone  
Supplemental Development Standards**

<b>SUPPLEMENTAL DEVELOPMENT STANDARDS</b>	<b>F-PRD ZONE</b>
Area Requirement	A minimum of two (2) acres shall be required for all areas developed as F-PRD
Density	<p>Densities of developments shall be as provided for residential base zones as follows:</p> <ol style="list-style-type: none"> <li>1. Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre.</li> <li>2. Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre.</li> <li>3. Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre</li> <li>4. Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per acre.</li> </ol> <p>Where a development encompasses more than one residential base zone, each area of the PRD development shall comply with the density requirements that are set by the base zone that the area is in. Density transfer from an area of a PRD zoned for higher density to an area of the same PRD zoned for lower density shall not be permitted.</p>
Height Limitations	Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.
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 the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone.
Parking Requirements	Parking for uses permitted in areas zoned PRD shall comply to the parking standards set forth in Section 29.406 of this ordinance
Open Space Design Requirements	<p>Open space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Open space may include such features as:</p> <ul style="list-style-type: none"> <li>Larger recreation areas for all residents of the PRD project.</li> <li>Mini-parks for selected residents of a PRD project.</li> <li>Pedestrian open space systems.</li> <li>Environmental features, drainage ways, flood prone areas and other areas of geologic, cultural or historic significance.</li> </ul>
Open Space Area Requirement	<p>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. Those standards are:</p> <ul style="list-style-type: none"> <li>Residential Low Density - 40% open space.</li> <li>Residential Medium Density - 40% open space.</li> <li>Residential High Density - 35% open space</li> </ul>
Open Space Improvements and Amenities	<p>Open Space and amenity features in areas zoned PRD shall include such features as:</p> <ul style="list-style-type: none"> <li>Pathway systems</li> <li>Club houses and meeting room facilities</li> <li>Playground facilities</li> <li>Swimming pool improvements</li> <li>Tennis courts</li> <li>Volleyball improvements</li> <li>Picnic shelters</li> <li>Other similar amenities</li> </ul>
Maintenance of Open Space and Site Amenities	Open space and site amenities for areas developed as a PRD project shall be the ownership and maintenance responsibilities of a Homeowner's Association.
Street/Infrastructure Improvements	Street improvements, water sanitary sewer, storm sewer improvements, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City."

*(Ord. No. 3591, 10-10-00, Ord. No. 3652, 3-26-02; Ord. No. 3771, 07-13-2004)*

Attachment I

PRELIMINARY PLAT/MAJOR SITE DEVELOPMENT PLAN SHEETS  
for  
RINGGENBERG PARK SUBDIVISION

(SEE ATTACHED DRAWINGS)

Sheet 1:	Cover	(Last Update 05-02-12)
Sheet 2A:	Revised Major Site Development Plan (N)	(Last Update 05-02-12)
Sheet 2B:	Revised Major Site Development Plan (S)	(Last Update 05-02-12)
Sheet 3A:	3 <sup>rd</sup> Addition Lot Layout	(Last Update 05-02-12)
Sheet 3B:	3 <sup>rd</sup> Addition Grading Plan	(Last Update 05-02-12)
Sheet 3C:	3 <sup>rd</sup> Addition Utility Plan	(Last Update 05-02-12)
Sheet 4:	Street Tree Plan	(Last Update 02-23-12)



# RINGGENBERG PARK SUBDIVISION 3rd ADDITION - COYOTE DRIVE

## PLANNED RESIDENCE (F-PRD) AMMENDMENT TO THE APPROVED MAJOR SITE DEVELOPMENT PLAN

### MAJOR SITE DEVELOPMENT PLAN

### PRELIMINARY PLAT OF A MAJOR SUBDIVISION

PRELIMINARY PLAT DATA	
SUBDIVISION NAME	RIGGENBERG PARK SUBDIVISION - 3rd ADDITION
LEGAL DESCRIPTION	OUTLOT D RIGGENBERG PARK SUBDIVISION, 2ND ADDITION
OWNER/ DEVELOPER	RIGGENBERG ESTATES, L.L.C. ATTN: KURT FRIEDRICH 619 E. LINCOLN WAY AMES, IOWA 50010 515-956-1546
PLAN AUTHOR/ ENGINEER	SCOTT RENAUD, P.E. FOX ENGINEERING ASSOC. 414 South 17th St., Suite 107 AMES, IA 50010 515-233-0000
LAND SURVEYOR	STUMBO AND ASSOCIATES 510 S. 17th STREET AMES, IA 50010 515-233-3689
CONTACT PERSON	SCOTT RENAUD FOX ENGINEERING ASSOC. 414 South 17th St., Suite 107 AMES, IA 50010 515-233-0000
CURRENT ZONING	F-PRD - PLANNED RESIDENTIAL DISTRICT FS-RM (LOT 79)
SETBACKS	FRONT - 20' REAR - 20' SIDES - 5'
DATE PREPARED	02/23/12
DATE REVISED	05/02/12

DATE	BY	REVISION
05/12	SJR	DESIGNED
05/12	SRS	DRAWN
05/12	SRS	CHECKED
05/02/12		LAST UPDATE:

**LOT DIMENSIONS:**

FOR LOT 1-79 DIMENSIONS, SEE FINAL PLAT ON FILE WITH CITY

**BUILDING SETBACKS:**

FRONT YARD=20'  
SIDE YARD=5', 20' ON CORNERS  
REAR YARD=20'

**UTILITY NOTES:**

WATER MAIN, STORM SEWER, SANITARY SEWER, PAVING, AND SHARED USE PATH SHALL BE EXTENDED TO SOUTHERN LIMITS OF THE PROJECT PROJECT IS OUTSIDE OF AMES ELECTRIC SERVICES TERRITORY ALLIANT ENERGY WILL INSTALL STREET LIGHTING TO CITY OF AMES STANDARDS AT DEVELOPER'S EXPENSE

**DRIVEWAY RESTRICTIONS:**

NOTE: LOTS 10,27,28,46,47,63,64 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO COTTONWOOD RD.  
NOTE: LOTS 90,91 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO RED FOX ROAD  
NOTE: LOTS 1,9, 78, 80, 101 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO CEDAR LN.

**PARKING REGULATIONS:**

PARKING ON ONE SIDE OF THE STREET ONLY.  
(OPPOSITE OF MAIL BOXES)  
NO PARKING WITHIN 70' OF CEDAR LANE

**PROPERTY DEDICATIONS:**

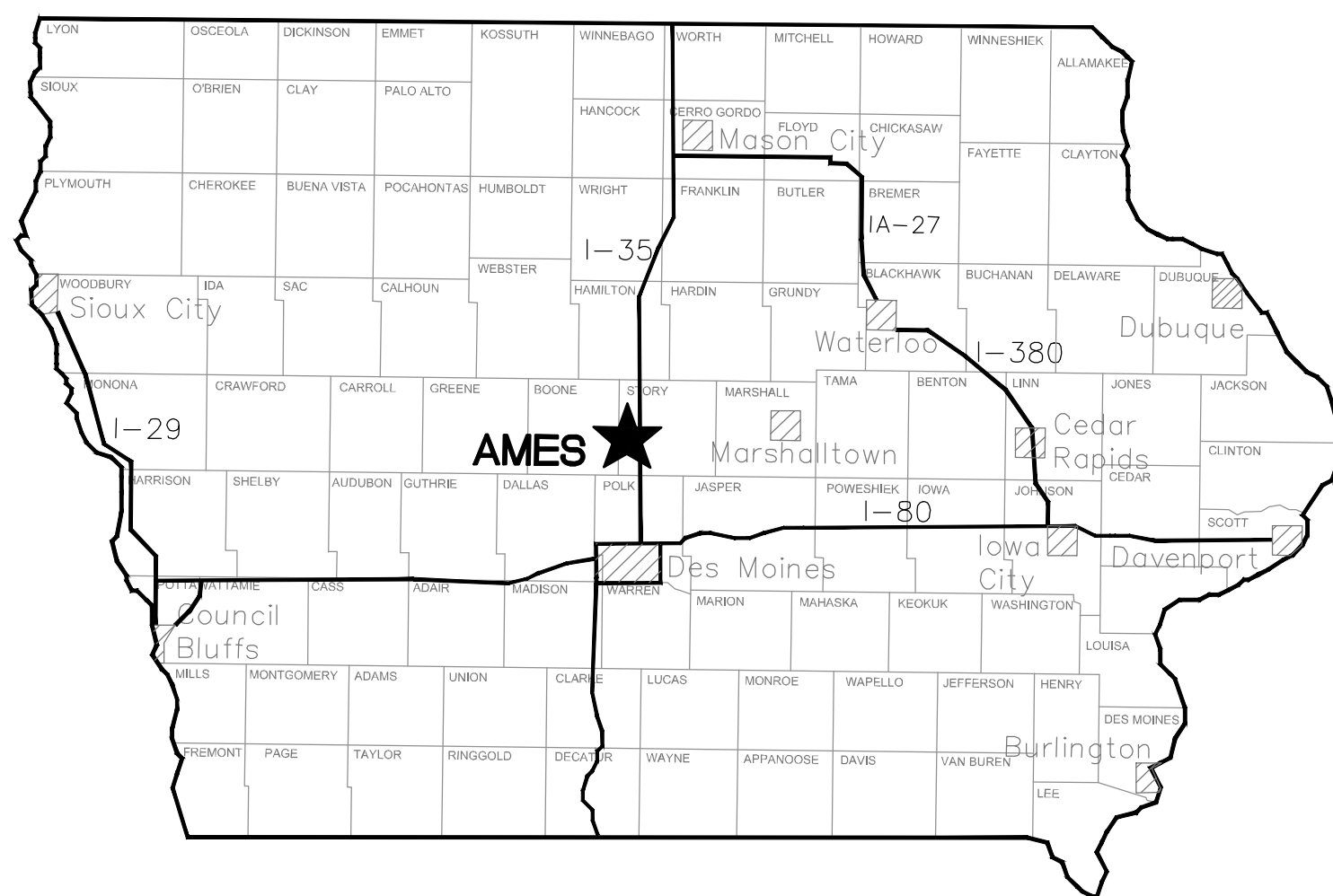
LOTS A,B,C,E,G,I,J,K,L, AND M SHALL BE DEDICATED TO THE CITY OF AMES FOR STREETS OUTLOTS B AND O SHALL BE DEDICATED AS HOMEOWNER ASSOCIATION USE AND STORM WATER DETENTION OUTLOTS D,F,H,L,M, AND N SHALL BE DEDICATED AS FULL UTILITY AND DRAINAGE EASEMENTS

**STREET DIMENSIONS:**

COTTONWOOD ROAD AND CEDAR LANE SHALL BE 31' B-B.  
ALL OTHER STREETS SHALL BE 26' B-B.

**RIGHT OF WAY DIMENSIONS:**

LOTS C,E,G,I,L AND M SHALL BE 55 FOOT R.O.W.  
LOTS J AND K SHALL BE 70 FOOT R.O.W.  
7 FOOT OF ROW SHALL BE DEDICATED TO THE CITY BY THIS PROJECT FOR CEDAR LANE BRINGING IT TO 80 FOOT FROM OAKWOOD ROAD TO SOUTH END OF THE SUNCRST DEVELOPMENT, AND 73 FOOT FROM THERE SOUTH.



**Ringgenberg Park Subdivision  
Lot Uses, Density and Green Space Calculations**

	SF	AC
PHASE 1 TOTAL	1,718,203	39.44
PHASE 2 TOTAL	690,667	15.86
RM Phase (Lot 79)	703,233	16.14
<b>TOTAL DEVELOPMENT</b>	<b>3,112,103</b>	<b>71.44</b>

Does not include some right of way dedicated on Cedar and Oakwood Road  
Does NOT include State of Iowa Property

**Single Family Detached Residences**

LOTS 1-9	92,447	2.12
LOTS 10-18	89,634	2.06
LOTS 19-27	89,021	2.04
LOTS 28-36	89,599	2.06
LOTS 37-46	95,300	2.19
LOTS 47-55	91,782	2.11
LOTS 56-63	99,516	2.28
LOTS 64-68	60,514	1.39
LOTS 69-78	141,340	3.24

LOT 79 is the RM Zoned Lot and is not included.		
LOTS 80-110 Gross Total =	436,050	10.01
LOTS 80-110 in Drainage Easement =	34,489	0.79
LOTS 80-110 Net Developable Total =	401,561	9.22

**LOT DENSITY SUMMARY**

Lots 1-78	10,887	Square Feet
	4.00	Units per Acre
Lots 80-110	13,385	Square Feet
	3.25	Units per Acre
Lots 1-110	11,581	Square Feet
	3.76	Units per Acre

Lots 1-110 Total Developable Area =	1,250,714	28.71
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**Right of Way - City Property**

OLD ROW	294,709	6.77
NEW ROW	101,840	2.34
	396,549	9.10

**Greenspace and Parks**

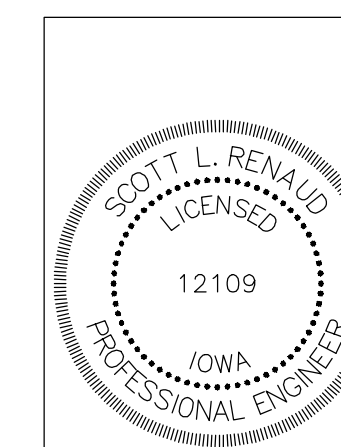
OUTLOT B	408,141	9.37
OUTLOT D	28,957	0.66
OUTLOT F	27,046	0.62
OUTLOT H	33,251	0.76
OUTLOT L	45,862	1.05
OUTLOT M	31,020	0.71
OUTLOT N	97,648	2.24
OUTLOT O	36,947	0.85
OUTLOT P	1,950	0.04
OUTLOT Q	20,300	0.47
	731,122	16.78

**SINGLE FAMILY GREENSPACE CALCULATIONS**

			ROW Not Included		
Total Development Area =	2,408,870	55.30	100%	2,012,321	100%
Right of Way =	396,549	9.10	16%	0	
Developed Lots =	1,250,714	28.71	52%	1,250,714	62%
Greenspace =	761,607	17.48	32%	761,607	38%

**SHEET INDEX**

- 1- COVER
- 2A- REVISED MAJOR SITE DEVELOPMENT PLAN (NORTH)
- 2B- REVISED MAJOR SITE DEVELOPMENT PLAN (SOUTH)
- 3A- 3RD ADDITION LOT LAYOUT
- 3B- 3RD ADDITION GRADING PLAN
- 3C- 3RD ADDITION UTILITY PLAN
- 4- STREET TREE PLAN



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.

SCOTT L. RENAUD, P.E. DATE  
License number 12109

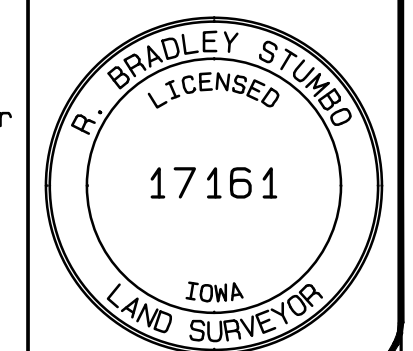
My license renewal date is December 31, 2012.

Pages or sheets covered by this seal:  
ALL INCLUDED IN INDEX ON THIS PAGE

Certification: I hereby certify that the perimeter boundary of this preliminary plat was surveyed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo License #17161  
My license expires December 31, 2011

Date: \_\_\_\_\_



**GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.**

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

COVER  
RINGGENBERG PARK SUBDIVISION  
3RD ADDITION  
AMES, IOWA

PROJECT NO.  
5099-09A  
SHEET  
1

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FoxGrayScale.ctb  
LAYER MGR NAME  
LAYOUT NAME  
2B

STATE OF IOWA

STATE OF IOWA

STATE OF IOWA

BURGASON ENTERPRISE L.L.C.

BURGASON ENTERPRISE L.L.C.

VERLE & JOANN BURGASON

STEVEN & ANNE BURGASON

STEVEN & ANNE BURGASON

BURGASON ENTERPRISE L.L.C.

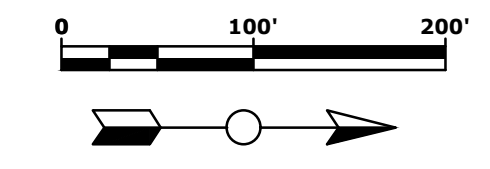
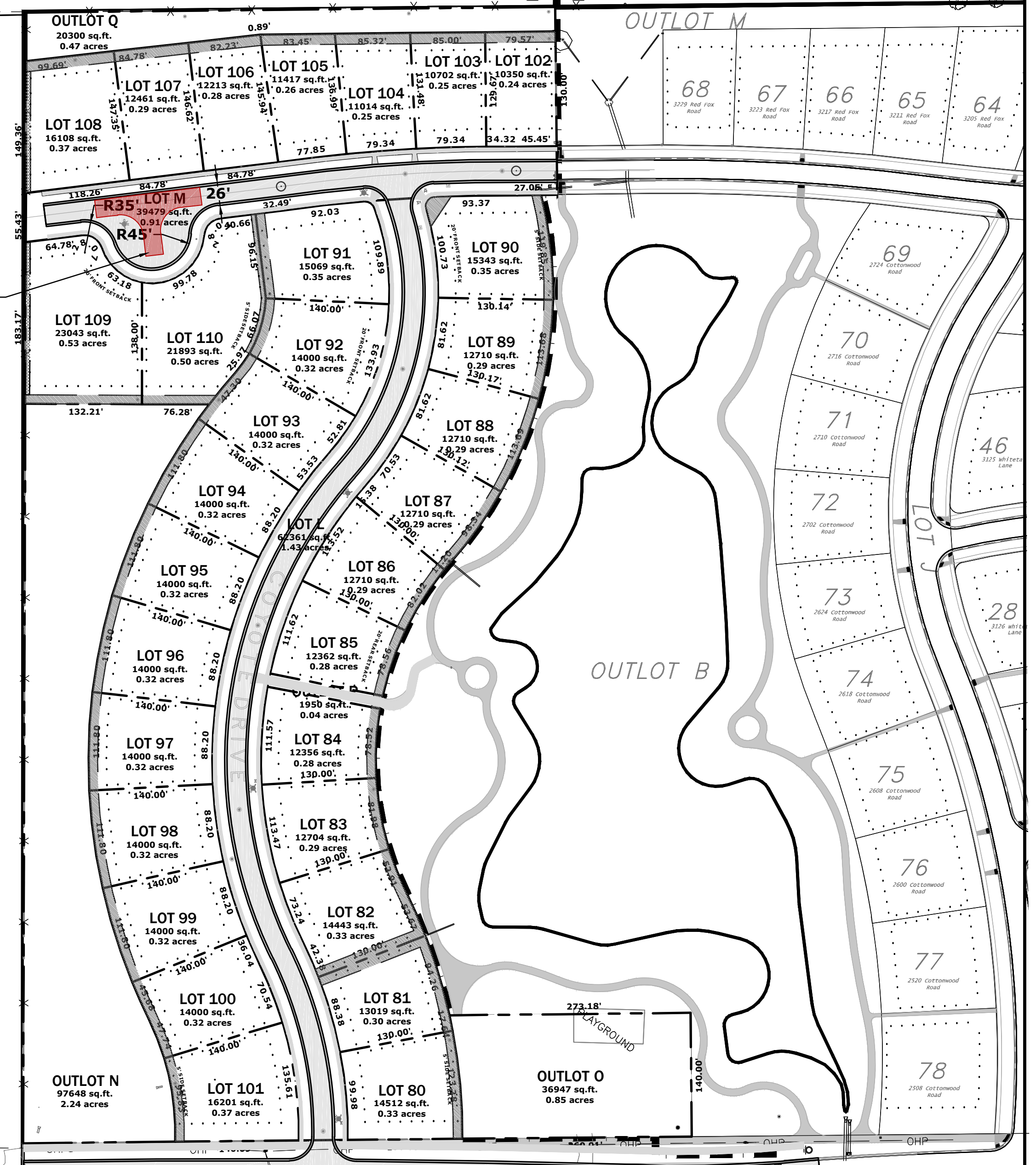
BURGASON ENTERPRISE L.L.C. JON & PATRICE ENGLEMAN

DAVID & JEANE SKARHAUG

R. FRIEDRICH AND SONS

KEVIN & RHONDA LARSON

FIRE TRUCK "HAMMERHEAD" TURNAROUND



REVISION	DATE	BY	DATE
DESIGNED	09/12	SJR	
DRAWN	05/12	SRS	
CHECKED			

DATE	REVISION

FOX Engineering Associates, Inc.  
1601 Golden Aspen Drive, Suite 103  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

**FOX** engineering

REVISED MAJOR SITE DEVELOPMENT PLAN (S)  
RINGENBERG PARK SUBDIVISION  
3RD ADDITION  
AMES, IOWA

PROJECT NO.  
5099-09A  
SHEET  
2B

LAST UPDATE: 05/02/13



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 LAYER MGR NAME  
 LAYOUT NAME  
 3B



DATE	BY	REVISION
05/12	SJR	DESIGNED
05/12	SRS	DRAWN
		CHECKED
		LAST UPDATE: 05/02/13

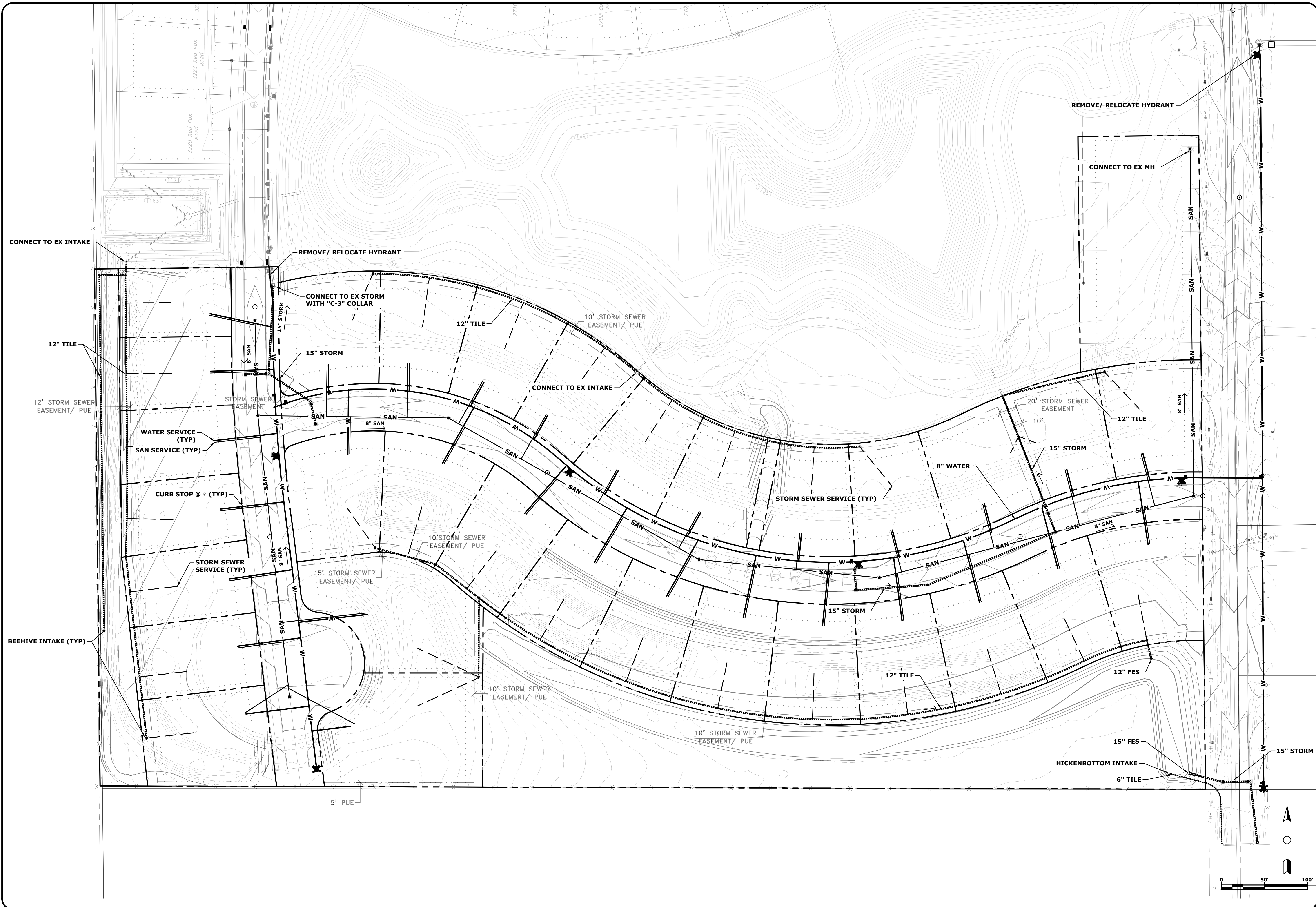
FOX Engineering Associates, Inc.  
 1601 Golden Aspen Drive, Suite 103  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



3RD ADDITION GRADING PLAN  
 RINGENBERG PARK SUBDIVISION  
 3RD ADDITION  
 AMES, IOWA

PROJECT NO.  
 5099-09A  
 SHEET  
 3B

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 LAYOUT NAME: 3C



DATE	BY	REVISION
05/12	SJR	DESIGNED
05/12	SRS	DRAWN
05/12	SRS	CHECKED
05/02/13		LAST UPDATE

FOX Engineering Associates, Inc.  
 1601 Golden Aspen Drive, Suite 103  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**FOX** engineering

3RD ADDITION UTILITY PLAN  
 RINGENBERG PARK SUBDIVISION  
 3RD ADDITION  
 AMES, IOWA

PROJECT NO.  
 5099-09A

SHEET  
 3C

DATE	02/12
BY	SJR
DESIGNED	SJR
REVISION	
DATE	
DRAWN	SRS
CHECKED	
LAST UPDATE	02/23/19

ROGER & KRISTA HUTSON  
REVOCABLE TRUST

WAYNE MOORE

DONALD E. WANDLING

ROBERT W. CARTHERS

KENNETH C. KRUEMPEL

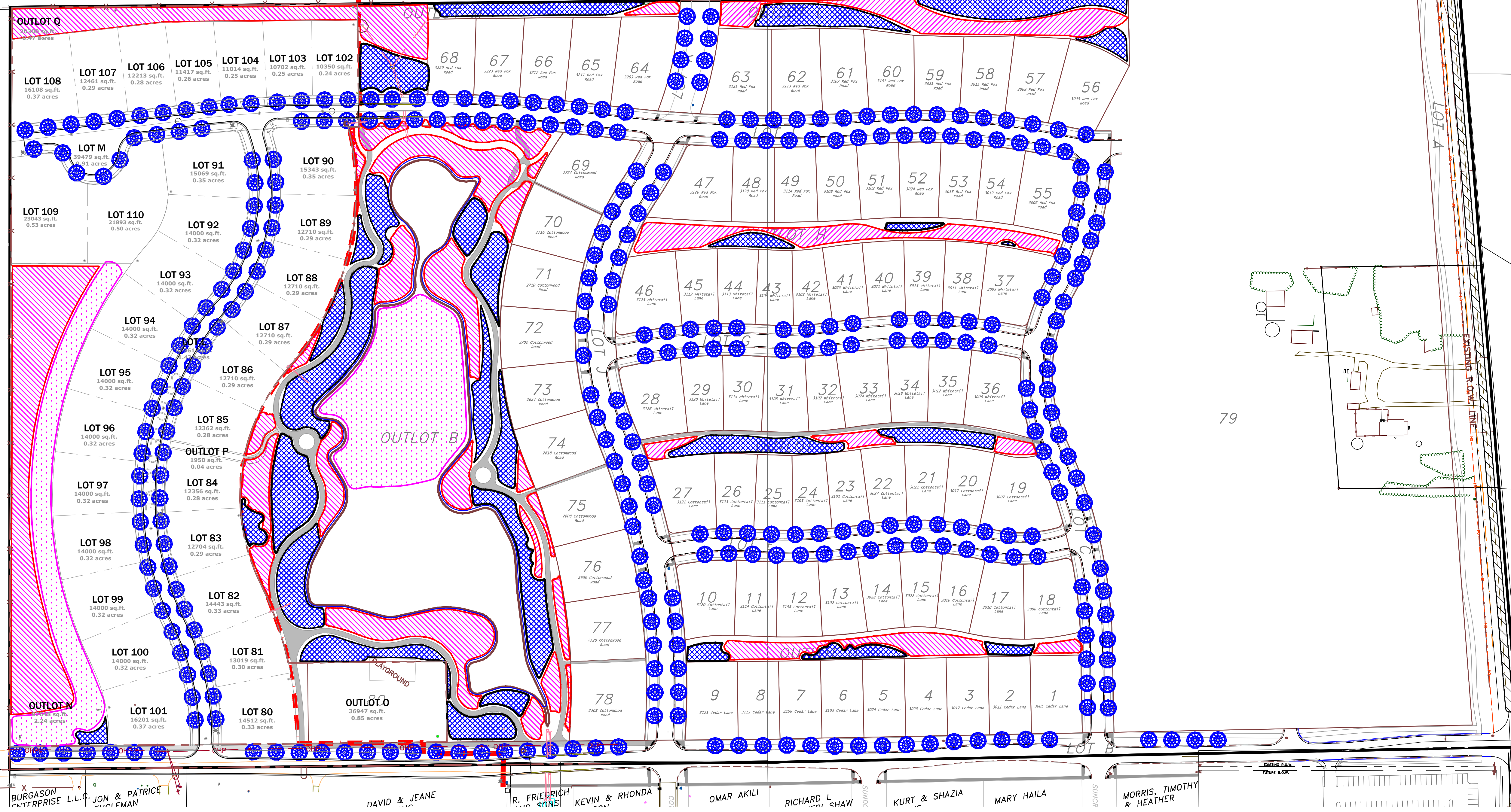
ANTHONY M. TOWNSEND

CRAIG A. AMENSON

STATE OF IOWA, DOT

STATE OF IOWA

PHASE 2  
PHASE 1  
COMPLETED



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PLOT STYLE TABLE  
Color: hplsize.ctb

LAYER MNGR NAME  
4

FOX Engineering Associates, Inc.  
1601 Golden Aspen Drive, Suite 103  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

**FOX** Engineering

PROJECT NO.  
5099-09A

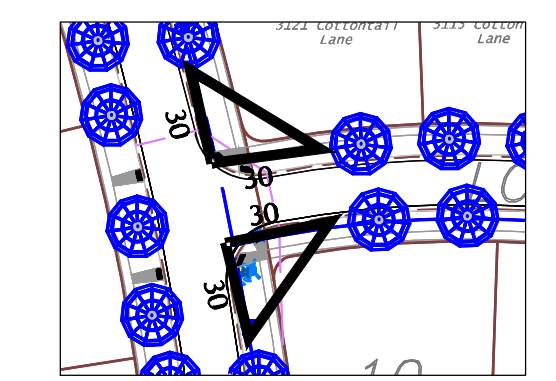
SHEET  
4

STREET TREE PLAN  
RIGGENBERG PARK SUBDIVISION  
3RD ADDITION  
AMES, IOWA

### Plant Legend

ALL PLANT MATERIAL MIN. SIZES PER CITY OF AMES MUNICIPAL CODE.

- Overstory Tree**  
VARIOUS MAPLE VARIETIES  
WHITE OAK  
THORNLESS HONEYLOCUST
- Wildflower Mix**
- Prairie Mix**

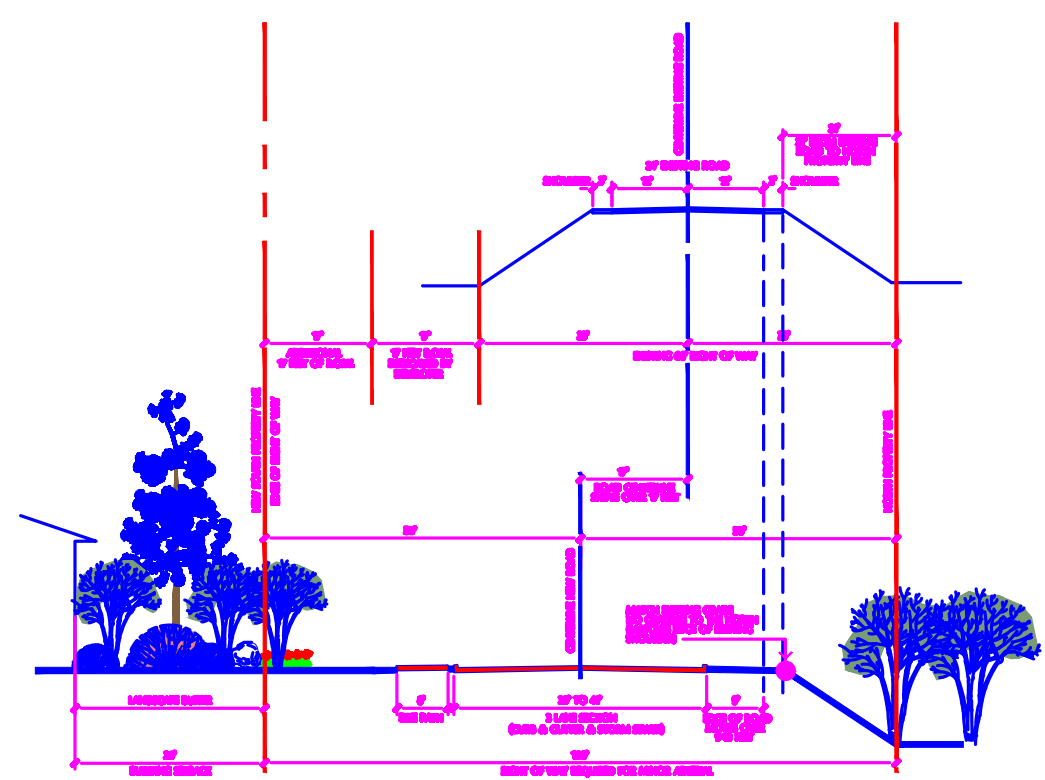


VIEW TRIANGLE FOR TREE PLACEMENT

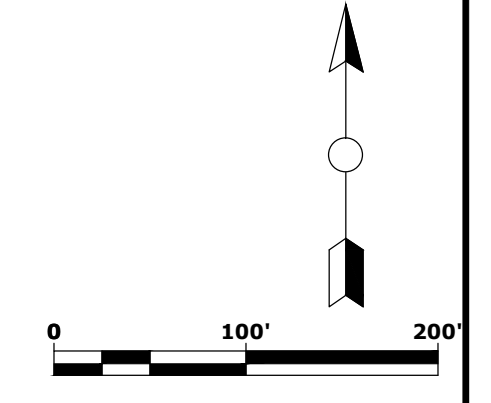
**SITE NOTE:**

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

**GENERAL NOTE:** ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.



Road Section-Oakwood



Attachment J  
LETTER FROM IOWA STATE UNIVERSITY

IOWA STATE UNIVERSITY  
OF SCIENCE AND TECHNOLOGY

Office of the Vice President  
for Business and Finance  
1350 Beardshear Hall  
Ames, Iowa 50011-2038  
515 294-6162  
FAX 515 294-1621

April 17, 2012

Jeff Benson  
Department of Planning and Zoning  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

RE: Ringgenberg Park Subdivision 3<sup>rd</sup> Addition Coyote Drive

Dear Mr. Benson:

Iowa State University understands a revised Major Site Development Plan to amend the Planned Residence District (PRD) at the proposed Ringgenberg Park Subdivision, 3<sup>rd</sup> Addition has been submitted to your office.

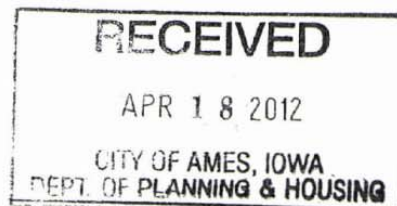
The university purchased the southern 39 acres of the PRD, referenced as Outlot E, in August of 2009.

The university understands the proposed amendment removes Outlot E from the PRD, releasing the property from the PRD development requirements and subsequently changing the zoning to Government/Airport.

It is our understanding that the proposed changes do not alter site drainage from the PRD onto university property or other properties down flow of the PRD.

It is also our understanding that the PRD does not alter the university responsibilities for roadway related improvements associated with the Outlot E 2009 purchase agreement if the university or its successors develop the property and that the university accepts no responsibilities for improvements associated with the remainder of the Ringgenberg PRD.

In review of the proposed amendment it appears the plan has been modified to terminate the southern end of Red Fox Road in a cul-de-sac. We would request that a right of way be designated to allow for the extension of Red Fox Road to the south consistent with the right of way for Cottonwood Road along the interface with university to the west of the PRD.





Jeff Benson  
April 17, 2012  
Page 2

With these understandings the university does not object to the revised Major Site Development Plan to amend the Planned Residence District (PRD) at the proposed Ringgenberg Park Subdivision, 3<sup>rd</sup> Addition as has been submitted to your office as dated on February 24, 2012.

Sincerely,



Warren R. Madden  
Vice President for Business and Finance

Ringgenberg next addition  
Kurt Friedrich Broker/Owner, CRS  
to:  
Steve Schainker  
05/04/2012 12:44 PM  
Show Details

Dear Steve;

We had been discussing with you the possibility an amendment to the original developer agreement for Ringgenberg to assist us with the unanticipated costs of having to pay for half of the road section and water main for the portion of Cedar lane which is still in the county.

We have decided not to pursue this with the Council, given recent rejections for assistance to other developers. (BTW, I sincerely hope that the Deery project will be reconsidered. This is too good of an opportunity for the community to see pass by).

This will be the first addition of new residential lots in Ames in nearly two years. It will also represent 31 new lots for residents in the Ames School District.

Given the increasingly difficult environment for development, and capital requirements, it is my hope that our City will strive to be more accommodating/work harder to promote development opportunities in our community. People and businesses want and need to find more options for housing, work places, dining, retail, and recreation in our community. This can only be accomplished through more of a joint effort between the City and developers than currently exists and has been the case for several years.

Thank you,

Kurt Friedrich

---

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: Douglas R. Marek, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

---

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 3299 Red Fox Road, is rezoned from Planned Residence District (F-PRD) to Government/Airport (S-GA).

**Real Estate Description:** Outlot E, Ringgenberg Park Subdivision Second Addition.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor