

Staff Report

**MAJOR SITE DEVELOPMENT PLAN FOR
WESTWOOD VILLAGE PLANNED RESIDENCE DEVELOPMENT**

December 10, 2013

BACKGROUND

On October 22, 2013 a public hearing was held on an amended Major Site Development Plan for Westwood Village Planned Residence Development. City Council postponed action on the proposed amendment and asked the developer, Haverkamp Properties, and neighborhood representatives to meet to see if agreement could be reached on revisions to the proposed Plan. Since October 22, neighborhood residents have re-established the Edwards Neighborhood Association and appointed officers. On November 21, three representatives of the Edwards Neighborhood Association and three representatives of Haverkamp Properties met with a City staff representative present. The meeting resulted in proposed revisions to the amended Plan, which have subsequently been agreed to by the Haverkamp Properties.

The project is now proposed as a total of 18 units and 54 bedrooms, rather than the October plan proposal of 24 units and 72 bedrooms. In addition, there are changes to the building location and parking lot layout to further protect existing trees.

Accompanying this staff report are the following documents:

- Existing Approved Layout (Attachment F from Council Action Form of October 22, 2013)
- Proposed October Layout (Attachment G from Council Action Form of October 22, 2013)
- Revised Proposed Layout – (Proposed on November 21 and finalized on December 4, 2013)
- Revised renderings of proposed building
- Excerpt of Site Plan and Elevations of Revised Proposal

The Council Action Form of October 22, 2013 still applies to the proposed revised Plan. The following is a revised listing of changes from the existing approved Plan to the proposed revised Plan agreed upon with the neighborhood at the November 21 meeting. The revisions from the Plan proposed on October 22 are shown in parenthesis where applicable.

- Building is further from Marshall Avenue
- Building is moved closer to existing buildings and creates a 13-foot setback from the rear property line of the lot on which it is located

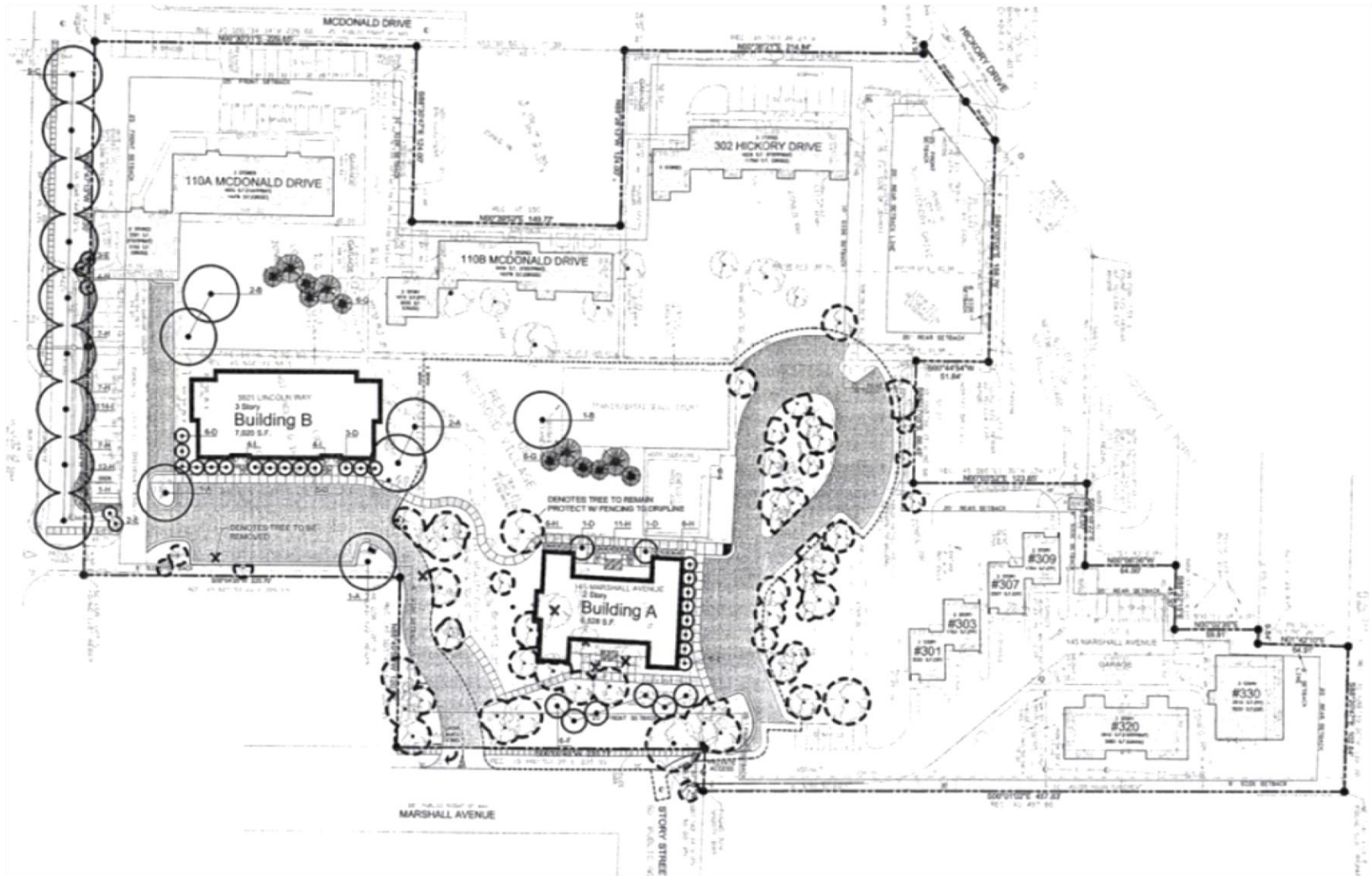
- Building foot print is increased in area from 6,500 square feet to 7,324 square feet (reduced 3,576 square feet from previous proposal)
- Building height is increased from a two-story to a three-story building (unchanged from previous proposal)
- Dwelling units in the building are increased from 16 units to 18 units (previously 24 units)
- Dwelling units in the total project are increased from 97 units to 99 units
- Bedrooms in the building are increased from 24 bedrooms to 54 bedrooms (reduced by 18 from previous proposal)
- Bedrooms in the total project are increased from 169 to 211
- Density of the total project is increased from 13.5 dwelling units per acre to 13.8 dwelling units per acre (reduced 0.8 from previous proposal)
- Total number of parking spaces on the site is increased from 196 spaces to 224 spaces, as required for the proposed number of bedrooms (reduced 24 from previous proposal)
- Parking area with 57 spaces is added north of the building
- Two existing oaks are proposed for removal; no parking paving is proposed under the drip line of remaining mature oak trees. (Alternative paving system of previous proposal is eliminated.)
- Portion of the total site that is open space is decreased from 86% to 57.4% (previously 55.2%)
- Central recreation space is reduced, swimming pool is removed, basketball court is reduced in area, and horseshoe court, bocce ball court and picnic shelter are added

STAFF COMMENTS

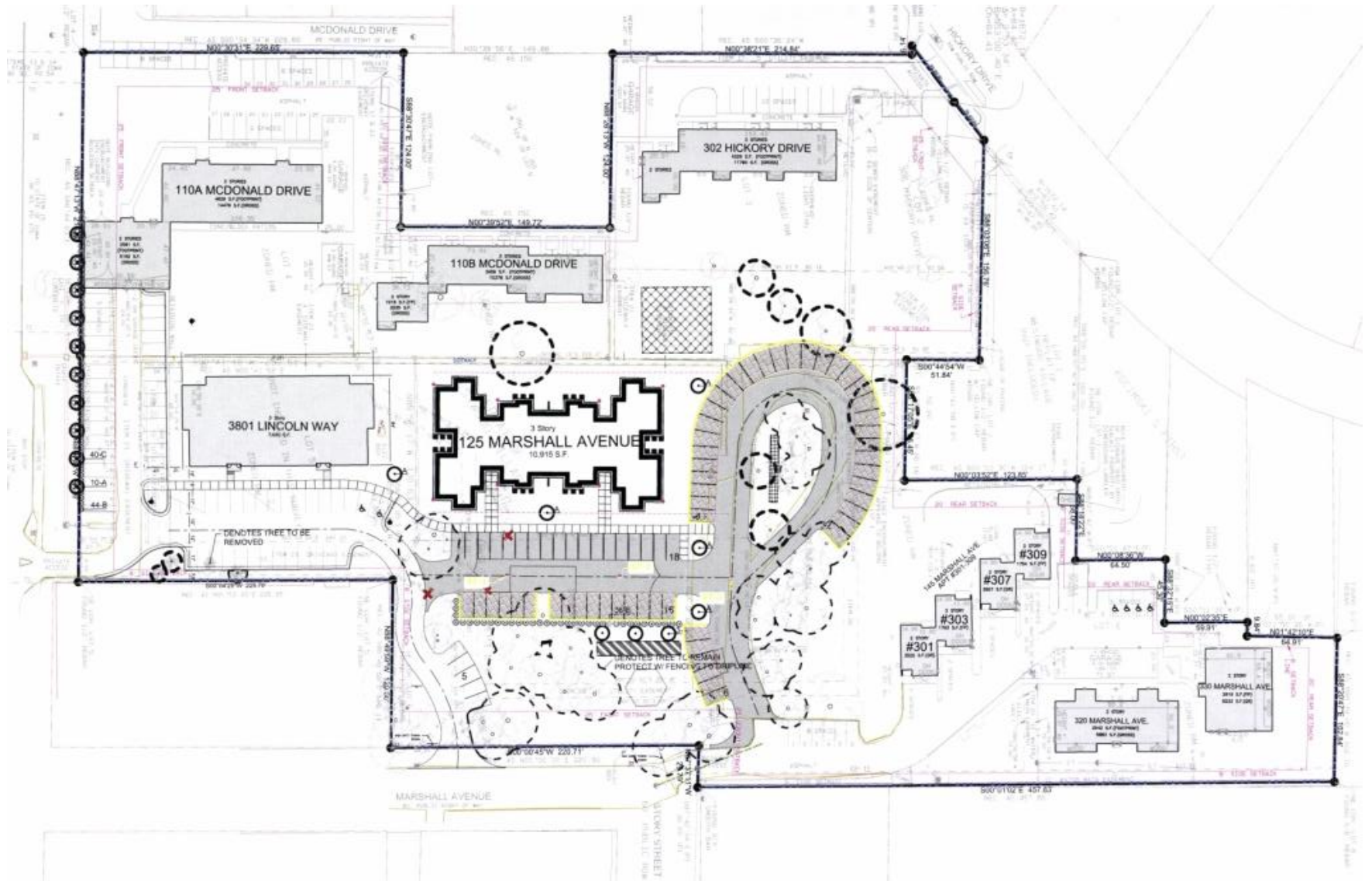
Staff participated in the discussions between the property owner and the surrounding neighborhood representatives. The neighborhood representatives voiced concerns about previous 2006 project conditions and questions about restricting the site to an agreed upon density so there would be no additional development requests. At the meeting there appeared to be tentative support by the neighborhood for Haverkamp to submit a revised proposal reducing the size of the project as is now proposed.

Staff has reviewed the revised proposed Major Site Development Plan with reference to the Planned Residential District Development Principles and Supplemental Development Standards. (See Attachments B & C to the attached Council Action Form from October 22). Other than the above facts, staff has no revisions to its findings, and concludes that the revised November Major Site Development Plan meets these Principles and Standards.

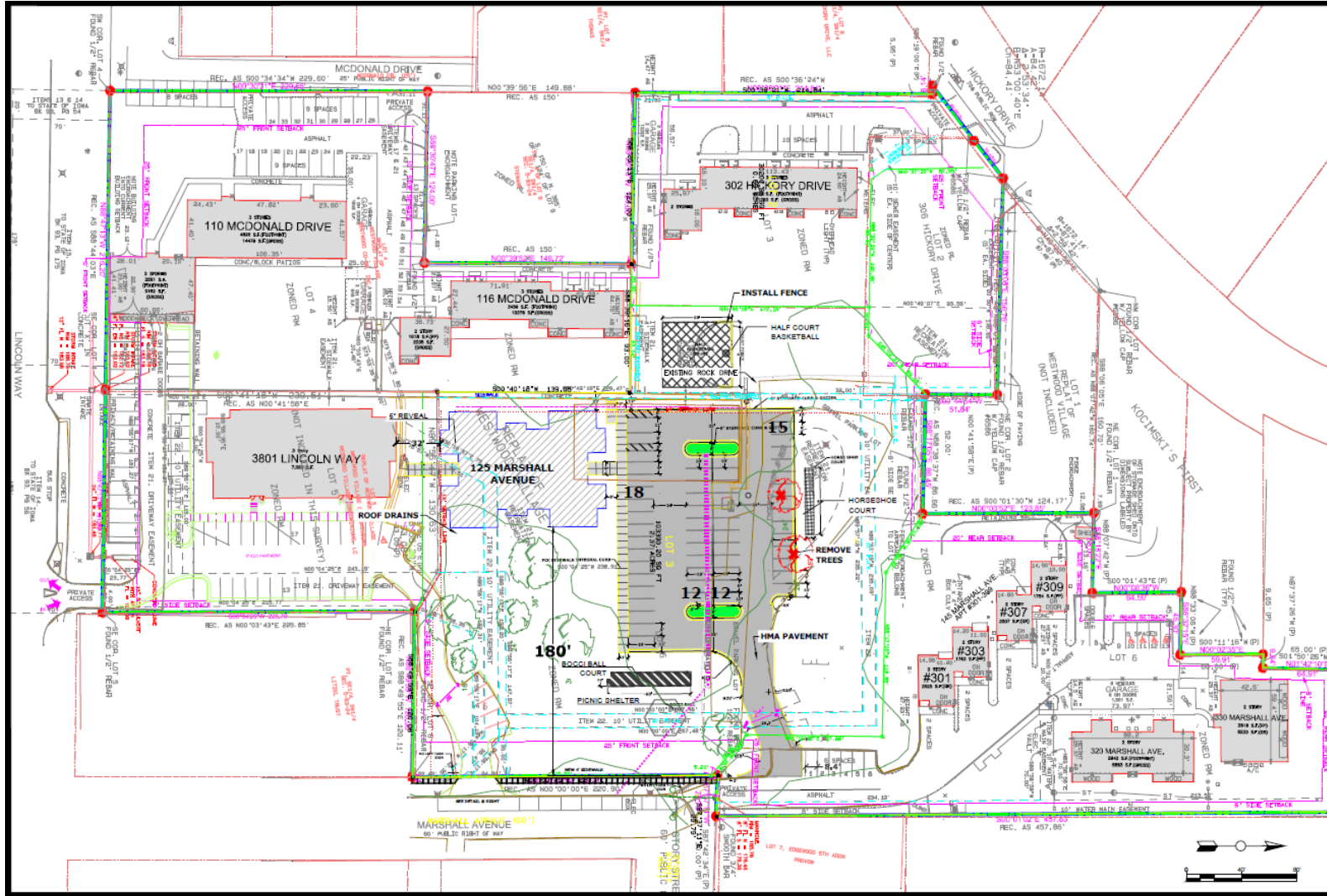
Attachment F (from CAF of October 22, 2013)
Existing Approved Layout



Attachment G (from CAF of October 22, 2013)
Proposed Modified Layout



Attachment G - Revised Proposed Modified Layout – Revised



Renderings of Proposed Building



① COLOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



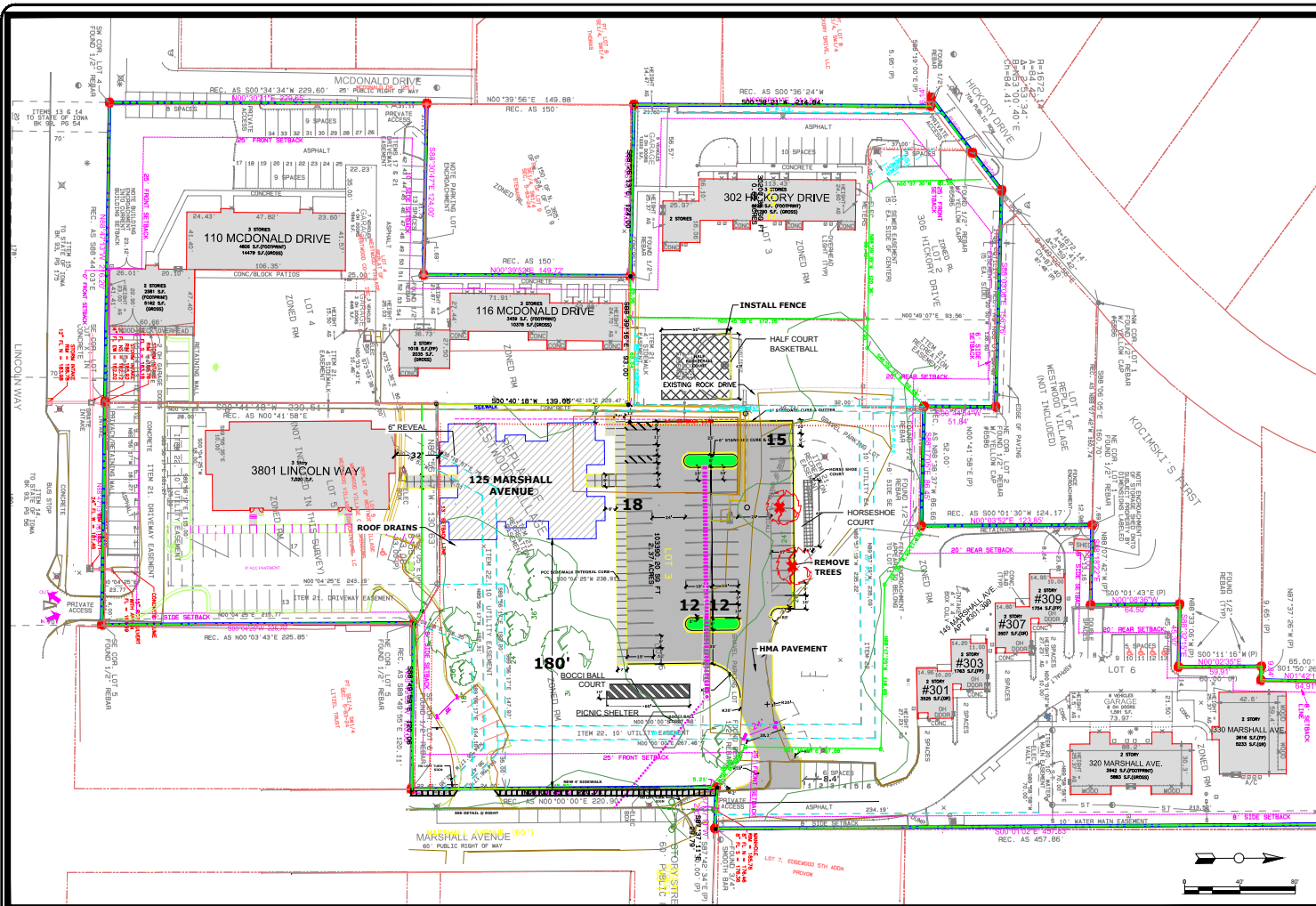
② COLOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ PERSPECTIVE 1
SCALE:



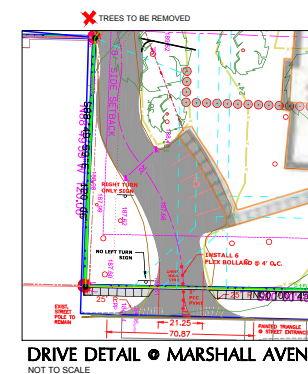
④ PERSPECTIVE 2
SCALE:



PROPOSED PARKING & BUILDING DATA

	EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL
110 McDONALD DR	0	1	0	14	0	14	15	12	7,407	2,497	7,745	
116 McDONALD DR	0	4	0	0	16	16	10	0	4,477	0	5,098	
302 HICKORY DRIVE	0	2	0	0	14	8	5	4,228	1,222	7,803		
145 MARSHALL #301-303	0	0	0	2	0	2	0	2	1,763	0	-	
145 MARSHALL #307-309	0	0	0	2	0	2	0	2	1,754	0	-	
145 MARSHALL #320	0	0	0	4	0	4	6	2,942	1,591	-		
145 MARSHALL #330	0	0	0	4	0	12	4	0	2,616	0	15,830	
TOTAL PARK #301-330	0	0	0	0	48	36	0	7,020	0	27,130		
3801 LINCOLN WAY	24	12	0	0	0	54	18	0	7,324	0	24,613	
125 MARSHALL AVENUE	0	6	0	0	12	54	18	0	7,324	0	24,613	
SUBTOTALS	24	26	12	26	12	211	89	27	38,529	6,310	88,320	
PK. REQ'D UNIT	1.5	1.5	2.0	3.0	4.0							
TOTAL PK. REQ'D	36	37.5	24	78	48	223.5						

TOTAL PARKING (167) + NEW (57) = 224 SHOWN	
AREA OF SITE	312,846 S.F.
GROSS DENSITY	99/7.18 = 13.8 UNITS PER ACRE
BLDG. PARK COVERAGE	38,529 + 6,310 = 44,839 S.F.
OPEN SPACE RATIO	133,190/312,846 = 42.6% 57.4% OPEN



DRIVE DETAIL • MARSHALL AVENUE
NOT TO SCALE

PROPOSED USE

RESIDENTIAL APARTMENTS

APPLICANT

BRENT HAVERKAMP
HAVERKAMP PROPERTIES
4720 MORTENSON ROAD, SUITE 105
AMES, IA 50014-5534
TELEPHONE: (515) 232-7575

OWNER OF RECORD

WESTWOOD CO-OP, INC.
C/O HAVERKAMP PROPERTIES
4720 MORTENSON ROAD, SUITE 105
AMES, IA 50014
TELEPHONE: (515) 956-1950

LEGAL DESCRIPTION

LOTS 2, 3, 4, 5 & 6, REPLAT OF WESTWOOD VILLAGE, CITY OF AMES, STORY COUNTY IOWA.

ZONING

F-PRD - PLANNED RESIDENCE DISTRICT

SITEPLAN PREPARED BY

FOX ENGINEERING ASSOCIATES, INC.
414 S. 17TH STREET, SUITE 107
AMES, IOWA 50010
PHONE: 515-233-0000
CONTACT: SCOTT RENAUD, P.E.

NOTES

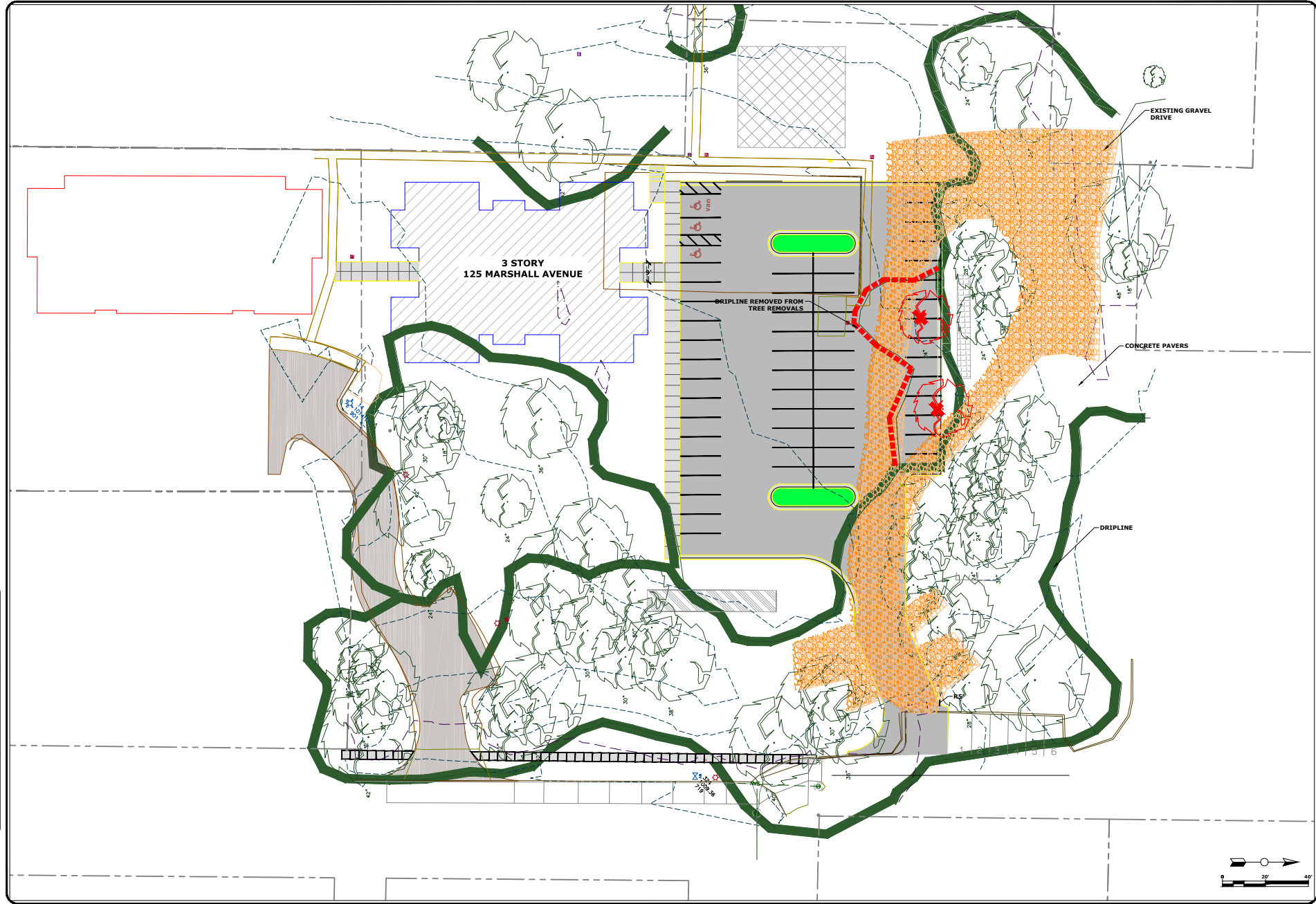
1. ALL DRIVE APPROACHES AND CURB CUTS TO BE BUILT AS PER URBAN STAND. SPEC. & CITY OF AMES SUPPLEMENTAL SPEC.
2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY FOX ENGINEERING ASSOCIATES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATION.
5. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL CHECK THE SITE PERIODICALLY SO AS NOT TO LEAVE OPEN EXCAVATIONS OR PROTRUDING OBJECTS WHICH MAY BE INJURIOUS TO ANYONE.
7. REMOVE ALL DEBRIS SPILLED ONTO R.O.W. AT THE END OF EACH WORK DAY.
8. PARKING LINES AND CROSSWALK MARKINGS PAINTED W/ HYDROPAST FAST DRYING 100% ACRYLIC TRAFFIC PAINT OR APPROVED EQUAL.

REVISED:

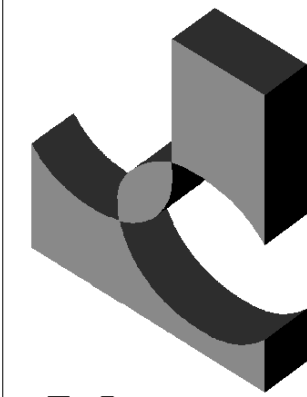
12-03-13

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

DRAWING FILE NAME	
K:\2020\52881-13A WESTWOOD CO-OP, INC. 52881-13A MARSHALL AVENUE	
PLAT STYLE NAME	LANDSCAPE
PLAT COLOR	THE DRIPLINE



PROJECT NO.		5281-13A	
SHEET		13	
FOX Engineering Associates, Inc.		FOX Engineering	
414 South Trumbull Avenue, Ames, Iowa 50010		Phone: (515) 233-0000	
		FAX: (515) 233-0103	
DATE		12/02/17	
BY		12/13	
CHECKED		12/13	
DRAWN		12/13	
LAST UPDATE		12/02/17	



JCorp, Inc.
consulting engineers

P.O. Box 159

Huxley, IA 50124

Phone: (515) 597-5457

Fax: (515) 597-5461

www.jcorp.biz

ARCHITECTURAL
CONSTRUCTION

STRUCTURAL
ENGINEERING

PROJECT: **Westwood Apartments**
125 Marshall Avenue
Ames, IA

REVISIONS:

- 1
- 2
- 3

DATE: 10 / 14 / 2013

PROJECT NO: 13-057

CONTENTS:
Elevations

SHEET NO:

A5



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Material Schedule	
TAG	DESCRIPTION
B1	Cultured Stone
S1	6" Horizontal Vinyl Siding
S2	4" Horizontal Vinyl Siding
S3	Vinyl Shake Siding
R1	Architectural Asphalt Shingles
T1	3" Lineal Corner Posts
T2	5" Lineal Window / Door Trim
T3	5" Lineal Frieze Trim
T4	2x6 Fascia w/Metal Wrap
T5	8" Siding Band

*Contractor to Verify Schedule With Owner Before Installation.

5 December 2013

To Ames City Council

Subject: Westwood Village Planned Residential Development

1. I write this communication as an individual, not as a representative of the Edwards Neighborhood Association or any other group.
2. At the 22 October meeting the City Council instructed the community and Mr. Haverkamp to resolve their differences with respect to his proposal to construct a 72-bed 3-story building at Westwood Village.
3. The community offered to accept a 25% increase in size of the 2-story 24-bed building that had been previously approved, however Mr. Haverkamp was unwilling to accept a 2-story building. Ultimately the choices were essentially to; a) accept the plan as proposed and Mr. Haverkamp would consider donating \$25K towards community efforts to have the Edwards School Property become a city park, or b) accept a 54-bed 3-story building in lieu of the 72-bed building without a cash donation.
4. In my opinion the community voted, although relatively few due to the holiday period and far from unanimously, to accept the “lesser evil” i.e. a smaller 3-story building in response to Mr. Haverkamp’s expressed confidence that the Council would approve his request, presumably because of planning and zoning staff support, and the fact that Mr. Haverkamp would be asking the City for approval at the 10 Dec meeting. Essentially there was not enough time for the community to discuss the other options and alternatives.

Perhaps in the future, potentially affected neighborhoods could be alerted through their associations as soon as the Planning and Zoning staff receive any request for a land use modification. This approach would facilitate greater community involvement, provide the time needed for productive communication among all groups, and most importantly avoid situations where a community feels pressured to accept an unwanted agreement as is currently the situation.

5. I am asking the council to disapprove Mr. Haverkamp's proposal for any 3-story building. The community's original willingness to accept a 25% larger 2-story building would have been a reasonable compromise and consistent with the philosophy of a PRD. Westwood Village should blend into the surrounding environment and preserve/protect the existing natural features i.e. the oak grove. A slightly smaller 3-story building that comes close to towering above the oak trees does not blend with the surrounding community. It is not a reasonable compromise. The increased land use intensity, and negative visual impact will adversely affect property values and quality of life in the community.

Respectfully submitted

K B Platt

3620 Woodland Street, Ames

Jo Baumann
3615 Story St.
Ames, IA 50014

Mayor and City Council

I would like to address the Council at the meeting on December 10 regarding Haverkamp Properties proposed development plan for Westwood Village. My husband and I are opposed to the size of the new apartment building, the increased traffic volume, noise and how it will affect our quality of life and property value. We are working class people, worker bees, in our '60s' our home is our retirement place, our investment. With the proposed 72 bedrooms at Westwood now maybe 54 the traffic will increase dramatically. The scale of the building built in 2006 and the proposed apartment building dwarf all the existing buildings and every house in the neighborhood. It is my understanding in the City Code in an R1 the buildings must match the surrounding area. These buildings looks like they should be in Campustown rather than a residential neighborhood.

My husband and I have lived in this neighborhood since 1999. For a short time we lived at Westwood Village in 1998. We understand how college students live.

I began work for the former owners of Westwood Village in 1996. The former owners were very concerned with being good neighbors, part of my job was to patrol the grounds at night to control parties and noise. We made every effort to keep the neighborhood a desirable place to live. At one time they considered building one building the size of the existing buildings but they decided to keep it more low key. They then retired in 2005 and sold the complex.

Since the sale in 2005, the new building built in 2006 and the sale of Crane woods the traffic and noise on our section of Story St. has increased significantly. It has become a raceway from Sheldon Avenue to the apartments. At night in the spring, summer and fall when windows are open you hear cars racing by all hours, people walking home yelling. Once I am awakened once or twice I get up to see where they go that is how I know they end up at the apartments.

Other concerns that haven't been addressed is storm water run off there is nothing in the plan for a storm water detention pond (Hunziker's new development had to have one) and the sanitary sewer. In 2007 three days before Christmas our basement backed up with raw sewage. We immediately assumed it was our fault and called Draintech. Draintech found that it was the city drain that was clogged. We also found that it was because our house was the last house on the main line from the apartments on Marshall.

I understand Mr. Haverkamp was told to communicate with the neighbors. In a rushed time frame, his time frame he told them he would only meet with 3 people and just before Thanksgiving with people leaving town the Edwards Neighborhood Association

attempted to negotiate with Mr. Haverkamp. An offer was made and he flat out told them no and what he would take, is this real negotiation with the neighbors. What about the neighbors that aren't members of the neighborhood association? To me this is bullying the neighbors into what you want.

I urge the Council to not approve his site plan as submitted. That the size, scope and traffic be revisited in a way that the neighborhood isn't dictated too about what he will and won't accept. That he will full-fill past requirements that weren't and that have nothing to do with these negotiations. It should be done because he said he would to get the last building. To reconcile traffic my suggestion is that he block off the entrance/exit from the current gravel parking lot access to Marshall and the access to Marshall built in 2006 connect them both to the parking lot installed in 2006 which accesses Lincoln Way. Mr. Haverkamp should look at re-directing traffic flow off of Marshall to Story through the complex onto Lincoln Way.

There are too many things that are not being considered about the quality of this neighborhood that can contribute to it's deterioration.