

ITEM #: 48  
DATE: 05-24-16

**COUNCIL ACTION FORM**

**SUBJECT:** PRELIMINARY PLAT FOR SUNSET RIDGE SUBDIVISION, 7<sup>th</sup> ADDITION (125 AND 130 WILDER AVENUE)

**BACKGROUND:**

Hunziker Land Development, LLC is requesting approval of a Preliminary Plat for the Sunset Ridge Subdivision to plat 40 residential townhome lots. The property was rezoned to Planned Residential Development (PRD) with the concurrent approval of a Major Site Development Plan for two parcels to allow for the construction of a 40 unit townhome development in 2015. The Major Site Development Plan was approved with the condition that approval of a preliminary and final plat be required for creation of the individual single family attached residential lots. The subject site at 125 and 130 Wilder Avenue in Sunset Ridge is currently two lots and totals 6.81 acres. (See *Attachment A Location and Existing Zoning Map*) The site abuts single-family homes to the north and east, Lincoln Way to the south, and Ames corporate limits to the west.

The proposed Preliminary Plat (See *Attachment B*) includes 40 single-family attached housing units configured in buildings of two and four units with two and three bedrooms. The housing design approved with the PRD is modeled after some townhome designs found on the west side of Somerset along Bristol Drive and Northridge Parkway. The building design is for a walk-up townhome with front doors oriented to public space of streets or open space with rear access to two-car garages.

There is a single point of access into each development parcel from Wilder Avenue with private street access (Wilder Place and Wilder Lane) to the individual residential lots. The private streets are contained in Outlot B and Outlot C. Each lot will have a two stall detached garage as well as parking on the driveways. A small overflow parking lot is provided at the end of each private street, which will also serve as the required fire truck turnaround area. The units will have front entries facing Wilder Avenue for the interior row of units and facing the open space areas to the west and east of the development for the outer rows of units. All garage access will be off of the private streets interior to the development. The proposed grading of the site and design of the utilities generally conforms to the original Major Site Development plan approvals.

**Planning and Zoning Commission Recommendation:** On May 4, 2016 the Planning and Zoning Commission considered the Preliminary Plat for Sunset Ridge Subdivision, 7<sup>th</sup> Addition. No one from the public spoke at the hearing. The Commission recommended approval of the Preliminary Plat by a vote of 5 to 0.

**ALTERNATIVES:**

1. The City Council can approve the preliminary plat for Sunset Ridge Subdivision 7<sup>th</sup> Addition.
2. The City Council deny the preliminary plat for Sunset Ridge Subdivision.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDED ACTION:**

The proposed project has achieved the lot development requirements of the Ames Subdivision and Zoning regulations and conforms to the previously approved Planned Residential Development Plan and Major Site Development Plan for the proposed development. **Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 and approve the preliminary plat for Sunset Ridge Subdivision 7<sup>th</sup> Addition.**

## ADDENDUM

### **Project Description.**

The project site is two lots totaling 6.81 acres fronting on Lincoln Way and Wilder Avenue. The project includes 40 single-family attached residential units with detached garages on individual ownership lots. The units will face Wilder Avenue and the open spaces area to the west and east side of the development. The lots will be accessed from Wilder Avenue on two private dead end streets with parking and fire turn around areas at the end of each private street. The units are proposed as two-story townhomes, with partially finished basements.

The development includes two building types, a four unit attached building and a two unit attached building. Each of the four unit and each of the two unit buildings will be the same in design, with each unit in the building having an individual façade design breaking up the mass of the overall building. Each unit is proposed with a foot print of approximately 25' by 31 feet in dimension and contain approximately 1,800 square feet of living space with additional finishable area in the basements. The PRD and Major Site Development Plat were approved in October 2015 for the design of the buildings and unit types. At that time, the units could be built under the zoning code as multiple buildings on one lot; however, the intent of the PRD was for single family attached housing units which by code require a legally platted lot for each residential unit. Therefore, the PRD was conditioned for the approval of a subdivision plan at the future date prior to occupancy of the units. Currently, two of the buildings on the western most development lot are under construction.

The Preliminary Plat includes 40 lots for development of Single-Family Attached Dwellings. Wilder Avenue is the one single main access from Lincoln Way for the development. The development includes Outlots B and D for private street connection to each of the 40 home lots to access the rear loaded garages. Outlots A and D are included on the plat an identified as public open space to meet the majority of the minimum 40% open space required for the PRD. (See *Attachment C - Preliminary Plat*).

Density calculations are based on net area consistent with a base zone of medium density, by subtracting out of the gross lot area the total area to be held as outlots for private streets and public open space. With a total net area of 2.99 acres the net density of 40 proposed single family attached homes is 13.4 dwelling units per net acre. This meets the net density range of 7.26 to 22.31 dwelling units per net acre of a medium density base zone consistent with the approved PRD and Major Site Plan.

**Public Improvements.** The proposed development lots will be accessed off of Wilder Avenue. The west development area will include 20 single family attached lots fronting on the west open spaces area and on Wilder Avenue with access to the lots from the private street, Wilder Place, into the rear of each of the lots for access to the rear loaded garages. The east portion of the development area will also include 20 lots fronting on Wilder Avenue and the open space to the east with rear loaded access from Wilder Lane. The open area created by Outlots A and D will be part of the development retained under the control of the homeowners association and will not become a city

responsibility for maintenance. New sewer and water connections have been installed based on the layout of the approved PRD and Major Site Development Plan for the sites.

**Street Trees.** A street tree planting plan has been submitted that includes street trees planted along the west and east perimeter of Wilde Avenue, and along the north perimeter of Lincoln Way. Chapter 23 of the Municipal Code, would typically require street trees for residential subdivisions along both sides of the street at a spacing of 30-50 feet on center to allow for the growth of the tree canopy. The applicant is meeting this minimum required, however with the existence of the median in the ROW for Wilder Avenue, a question was raised about the viability of the existing median trees with the proposed new streets trees along Wilder Avenue. Therefore, staff feels it is acceptable for the street tree plan in this situation to be adjusted in terms of number, tree type and spacing within the right-of-way along Wilder Avenue as is permitted by the spacing standards within Chapter 23. Final planting arrangements will be determined by staff based on the health of the existing trees in the median and maximizing street trees along Wilder.

**Open Space, Sidewalks, and Pedestrian Connections.** The proposed development will be developed according to Medium Density Residential standards for open space in a PRD, which requires a minimum of 40% of the gross area of the site to be devoted to open space. The proposed development is shown to provide the minimum 40% of the site in open space with 2.23 acres of dedicated open space through the creation of outlots A and D and another .50 acre of open space provided between the residence and garage structures and sidewalk connections contained within Outlots B and C. The highlight of the open space design is the large common open space combined with the Sunset Ridge Subdivision open space on the east side of the project. This creates a large “common green” for the area. Therefore, it is concluded that the minimum open space required for the development has been provided in the plan.

The proposed subdivision includes an 8-foot wide trail connection along the west side of Wilder Avenue to connect to the existing trail through Sunset Ridge subdivision and a 5-foot sidewalk on the east side of Wilder Avenue to connect to the existing sidewalk system. Internal sidewalks are also provided to the front entrance for each of the townhome units, as well as to connect the proposed townhomes to the existing Sunset Ridge neighborhood by two connection points north to Durant Street. There is an existing 8-foot shared use path along Lincoln Way along the frontage of Sunset Ridge.

**Infrastructure and Storm Water Management.**

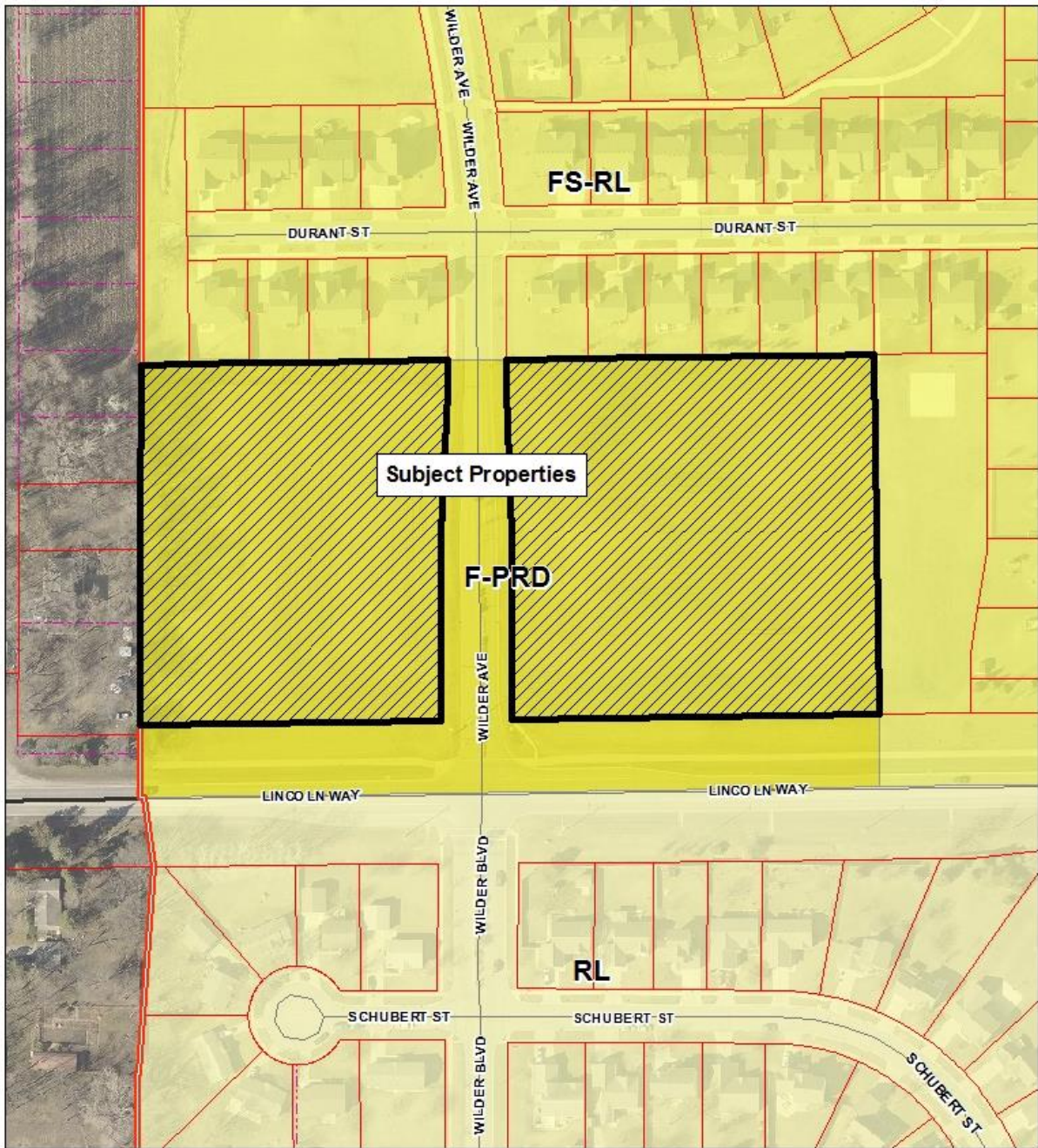
The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing and proposed easements are shown on the Preliminary Plat as required by Public Works. All required easements will be recorded with the Final Plat for the subdivision.

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures.

**Applicable Law.** Laws pertinent to the proposal are described on *Attachment C – Applicable Law*. Pertinent for the City Council are Sections 23.302(5) and 23.302(6).

**Public Notice.** Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

# Attachment A: Location and Zoning Map



**Location and Zoning Map  
125 and 130 Wilder Avenue**

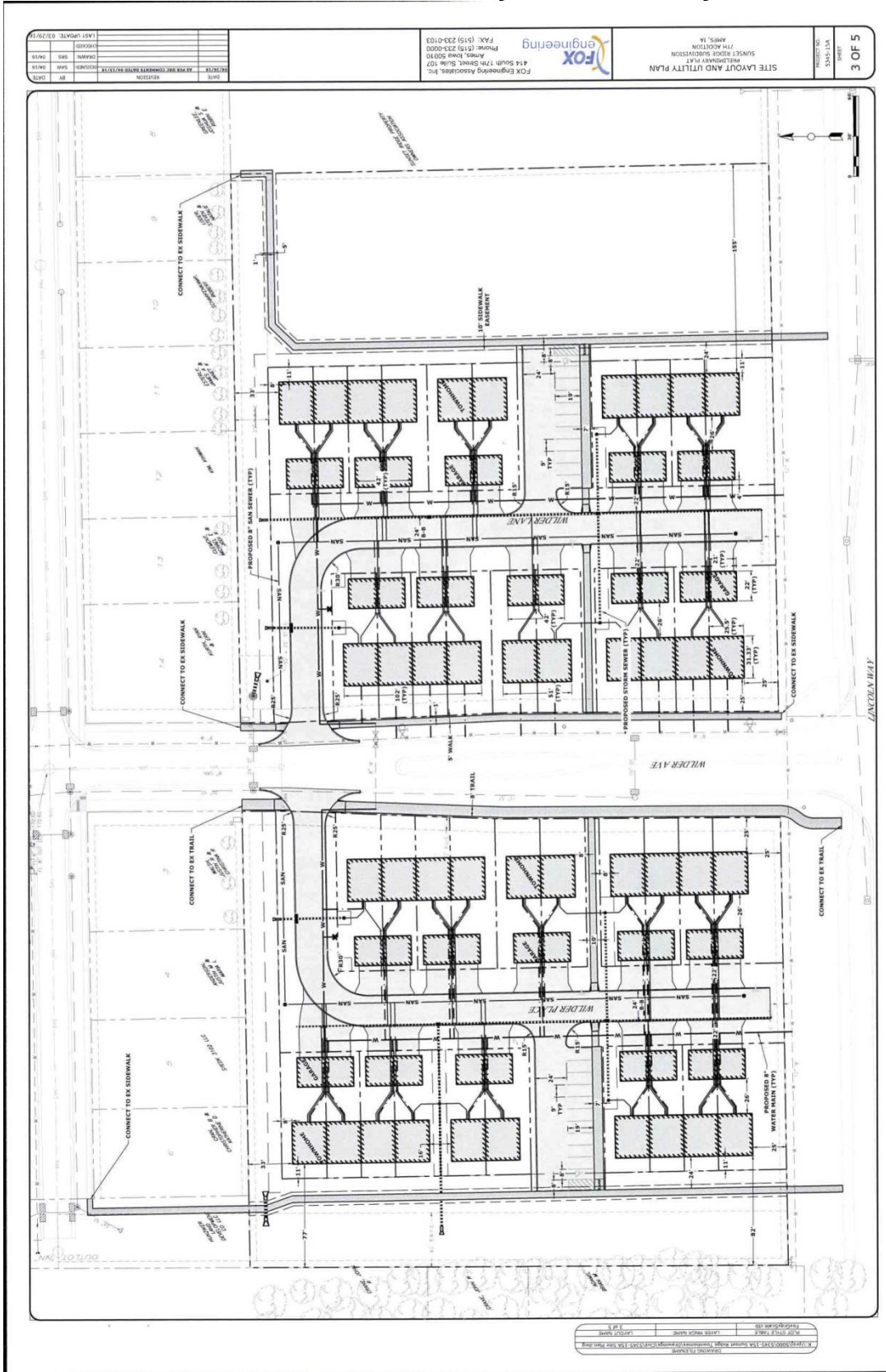








# Attachment B, Site Layout and Utility



NO.	DATE	REVISION
1	03/27/16	LAST UPDATE
2		ISSUED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED

DATE: 03/27/16  
 REVISION: 10  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 APPROVED BY: JMM

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



SITE LAYOUT AND UTILITY PLAN  
 PROJECT NO. 15-001  
 SHEET NO. 3 OF 5

NO.	DATE	REVISION
1	03/27/16	LAST UPDATE
2		ISSUED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED



## Attachment C: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (6) *City Council Action on Preliminary Plat:*
  - a. *Based upon such examination, the City Council shall determine whether the Preliminary Plat 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
  - b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards.