

COUNCIL ACTION FORM

SUBJECT: REZONING, MAJOR SITE DEVELOPMENT PLAN, AND PRELIMINARY PLAT FOR 3599 GW CARVER AVENUE (SCENIC POINT SUBDIVISION)

BACKGROUND:

Hunziker Christy Shirk builders, Inc. is requesting a Planned Residential Development (PRD) rezoning and approval of a Major Site Development Plan for the property at 3599 GW Carver Avenue to allow for the construction of 7 single-family detached housing units along a dead end private street. The subject site totals 4.23 acres and includes Parcel J, which was annexed into the city on July 14, 2015, and also includes a small area of Outlot A of Scenic Valley Subdivision previously platted north of the subject site. (See Attachment A Location and Existing Zoning Map).

The owner requests rezoning of the parcels from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD) as an allowable zoning district for the Land Use designation of Village/Suburban Residential. (See Attachment C, Proposed Zoning). **The concurrent review of a Major Site Development Plan is required with a request for F-PRD zoning. A preliminary plat is also required for the creation of the single-family home lots. The preliminary plat also serves as the site plan for the project as it identifies the required improvements to the property and the common areas.**

Approval of a PRD sets a base density standard for the development, but sets most development standards through the approval of the Major Site Development Plan to allow flexibility in design. Approval of a PRD requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with standard zoning (See Attachment E for Design Principles Findings). In this PRD no unique bulk standards for the individual lots have been proposed, therefore, the bulk standard for such items as maximum height and minimum building setbacks would be set by the FS base zone (FS-RL) supplemental development standards for single-family homes. **The private street is the primary difference between this development and a conventional development.**

There is a single point of access from GW Carver Avenue on to the private street, Scenic Point. The site abuts the Scenic Valley Subdivision to the north, which is a mix of single family detached and single family attached residential units. To the east the project abuts single family homes that are outside the city of Ames corporate boundaries. To the west and south the proposed development area abuts vacant agricultural areas which are located mostly within the Flood Plain. South and west of the previous home site on the subject property, the grades drop significantly which limits the usable area of the site for development. A green space easement area is noted on the site plan for conservation of the natural grades and landscaping of the existing site.

Staff focused discussions of the layout of the site on the creating desirable lot configurations while making sidewalk connections to Scenic Valley to the north to allow for a connection of this small residential development area to a larger network of sidewalks and shared use paths. The requirement to install a public sidewalk on both sides of public right-of-way is a requirement of the Subdivision Ordinance (Section 23.403.14.a.); however, the city does not have specified private street standards. Staff defaults to expectations that private streets provide the same level of convenience and functionality as public streets, with some allowances for alternative configurations with less right-of way area or alterations to geometry. These concepts are embodied in the design of the private street without a cul-de-sac and design of a “hammerhead” turnaround that meets Fire Code requirements. The project has also proposed to only place a sidewalk on one side of the private street to provide pedestrian circulation. **Staff believes that sidewalks should be installed along the both sides of Scenic Point private street to allow for sidewalk connections to all private lots in the development and to be in line with the minimum public street requirements for sidewalks on both sides of residential streets. Construction of the second sidewalk does not affect the layout of the individual lots.**

The City’s PRD zoning is based upon the concept of providing for substantial open space and to promote housing options that might not be available with conventional subdivisions. The project proposal has a combination of private yard space and conservation areas to meet the overall open space standards; however, the limitations of a small site and the topography of the site limit the development’s ability to have amenity open space. Due to the topography of the development site and the small scale of the site for a single family residential development, staff believes that while the total amount of open space area is provided for in the project, the quality of usable open space is lost with this development in comparison to the design of usable open space areas typical of other PRD developments. **Even without the common amenity space outlined within the PRD standards, the project can be found to meet the intent of the PRD with its integration into its surroundings and existing natural features of the area, and its connections to the street and sidewalks systems.**

Planning and Zoning Commission Recommendation: At a public hearing on June 15, 2016, the Planning and Zoning Commission voted (6-0) to recommend that the City Council rezone the subject property, approve the Major Site Development Plan and approve the Preliminary Plat for the Planned Residential Development at Scenic Point subject to conditions. The Commission discussed the staff recommendation, which included a condition of the Major Site Plan that a 5 foot sidewalk be installed along the south side of the private street, Scenic Point. After discussion the Commission voted to approve the project, without requiring the additional sidewalk along the south side of the street. There were no comments by the public at the meeting. The Planning & Zoning Commission Recommendation is noted as Alternative #2 in the Alternatives section of this report.

A complete analysis of the development with the PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the addendum.

ALTERNATIVES:

1. The City Council can approve the follow requests for the properties at 3599 GW Carver Avenue:
 - A. Rezone the properties from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD); and
 - B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of final plat for creation of the proposed residential lots as depicted on the site plan;
 - ii. Recording of easements for public utility and the green space easement area as noted on the site plan;
 - iii. Addition of a 5-foot sidewalk along the south side of Scenic Point;
 - C. Approval of the Preliminary Plat for Scenic Point Subdivision as submitted.

This is the staff recommendation which is to approve the rezoning, major site plan and preliminary plat requiring installation of the sidewalk on the south side of Scenic Point.

2. The City Council can approve the request for rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 3599 GW Carver Avenue,
 - A. Rezone the properties from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD); and
 - B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of final plat for creation of the proposed residential lots as depicted on the site plan;
 - ii. Recording of easements for public utility and the green space easement area as noted on the site plan;
 - C. Approval of the Preliminary Plat for Scenic Point Subdivision as submitted.

This is the recommendation of the Planning and Zoning Commission to approve the rezoning, major site plan and preliminary plat without installation of the sidewalk on the south side of Scenic Point.

3. The City Council approve the request for Rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 3599 GW Carver Avenue, with modified conditions.
4. The City Council can deny the request for Rezoning, Major Site Development Plan, and Preliminary Plat for the properties at GW Carver Avenue, if the Council finds that the City's regulations and policies are not met.
5. 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:

Use of the PRD for a small site is not a typical approach to development within Ames. The applicant has chosen this process due to the topographical limitations of the site and to be able to propose the private street. The Major Site Development Plan review component of the PRD is meant to review the specific design and landscaping issues related to development that does not follow conventional development patterns. The Preliminary plat illustrates the home lot configurations, open space areas, and utility improvements. **Staff believes the proposed development, when viewed as an overall development, is appropriately situated and designed for the tight constraints of the development site. The rezoning can be found to be consistent with the LUPP in providing for additional single family housing options and the maintaining of existing natural areas.**

The private street is key to the development as the larger public right-of-way requirements and cul-de-sac configuration would use substantially more of the buildable lot area of the site. This would likely limit development of the property to five large lots. Because of the location of the project with no need for future road connections and limited access to the site, the private street meets the applicant's needs and does not affect the City's interest for general circulation and access needs. The private street's maintenance, including snow removal, will be the obligation of the future homeowners and will not be a city responsibility.

With the conditions of approval, staff finds that the project meets the design principles of the PRD and complies with the standards of the Major Site Plan. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the request for Rezoning, Major Site Development Plan, and Preliminary Plat for Scenic Point Subdivision with the noted conditions.**

ADDENDUM

PROJECT DESCRIPTION:

The project site is a parcel of land totaling 4.23 acres fronting on GW Carver Avenue. The proposed include Parcel J, property annexed into the city on July 14, 2015 located at 3599 GW Carver, and a parcel of land previously a part of Outlot A of Scenic Valley Subdivision. The final plat for the subdivision will replat that portion of outlot A into the new Scenic Point Subdivision that is under development to the north.

The proposed PRD project includes 7 single family detached residential lots ranging in size from 10,981 square feet to 21,918 square feet. The units will front on a new private street, Scenic Point, and will include common and private open spaces area to the west and south of the development. The lots will be accessed from Scenic Point as the only street access, and will include a fire turn around area (hammerhead) at the end of the private street to meet minimum fire access needs. The parking for the development will be provided on each of the single family home lots based on code requirement that specifies that a minimum of 2 spaces per units be provided on each individual lot.

The proposed development has a 5-foot sidewalk connection along the west side of the GW Carver frontage and along the north side of the new Scenic Point within the proposed development area. The applicant is also proposing to connect the sidewalks, both along the GW Carver frontage and along Scenic Point to the existing sidewalk system of the existing Scenic Valley Subdivision to the north. The requirement to install a public sidewalk on both sides of public rights of way is a requirement of the Subdivision Ordinance (Section 23.403.14.a.); however as a private street with no public right-of-way the subdivision code is silent. There is limited precedent on the issue, but staff's approach to private streets is that they should provide the same benefits as public streets with allowances for changes in configurations that do not lessen their overall value for access and circulation. Staff believes that including sidewalks is consistent with city policy in conventional developments and does not impact the layout of the site. Installing sidewalk on the south side of Scenic Point to allow for sidewalk connections to all private lots in the development would be in line with PRD development principles and subdivision requirements for sidewalks on both sides of residential streets.

Development in a PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. Open Space is currently defined as "useable open space designed and intended for the use of all residents, included space dedicated to the public." Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities. **A minimum landscaped open space requirement of 40% is required for the PRD zone.** The overall project is noted to provide 44% open space, which includes both outlot A (1.09 acres) as common open space for the development and private open space (.78 acres) provided in the rear yards of lots 1-5 as a green space easement. The sidewalk along GW Carver and along the north side of Scenic Point allows for an interconnected sidewalk system and provides for access and pedestrian use throughout the development as well as connection to the Scenic Valley Subdivision. No dedicated common amenity space is proposed for the development. This is atypical of a PRD, but the developer believes the

small site and low density has limited ability to create such a space, or even a need due to the low number of units.

Street trees are required per the subdivision code, Section 29.402, for residential subdivisions along both sides of the street. The applicant is proposing street trees along both sides of Scenic Point as indicated on the submitted Street Tree Planting Plan in accordance with the minimum subdivision requirements.

Planned Residential Development (PRD) Development Principles

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 1203(2). Attachment E reviews the Plan with respect to these principles.

Planned Residential Development (PRD) Supplemental Development Standards

Property that is zoned F-PRD must also adhere to and exceed the development principles in Ames Municipal Code Section 1203(2). Generally, the Plan meets or exceeds the Development Standards. See Attachment F.

The proposed single family detached development housing type could be developed under the FS-RL regulations, however, the layout and site regulation associated with the FS base zones does not permit the use of private streets and the development of lots without frontage on a public streets as the PRD plan is proposed. The PRD zoning designation allows for the proposed private streets to accommodate the interior oriented single family home lots with frontage on a private street. The FS base zone lot development standards for single family homes will be required to regulate the individual single family home construction for setback and building height.

Infrastructure. The site will be fully served by City infrastructure. Sanitary sewer and water are available through connections to the north through the Scenic Valley Subdivision. Electric Services will be supplied by Midland Power, as the development area is not within the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site Plan and any additional easements needed to accommodate the proposed development for utilities will be recorded with the Final Plat at the time of subdivision of the individual lots.

The Public Works Department has reviewed the submitted Storm Water Management Plan for this subdivision and has determined that the development may require a partial waiver of the requirements of the adopted Post Construction Storm Water Ordinance. Staff is working with the applicant to determine compliance with the ordinance. Any waiver approval of the ordinance needed will be required prior to approval of the Preliminary Plat by the City Council.

Access. Vehicular access is provided to the site from GW Carver Avenue with connection to a new private street, Scenic Point. Scenic Point is a dead end street approximately 450 feet in length and terminating in a hammer head to accommodate a fire truck turn around area. Parking will be provided on each single family home lot as they are constructed.

Major Site Development Plan Criteria.

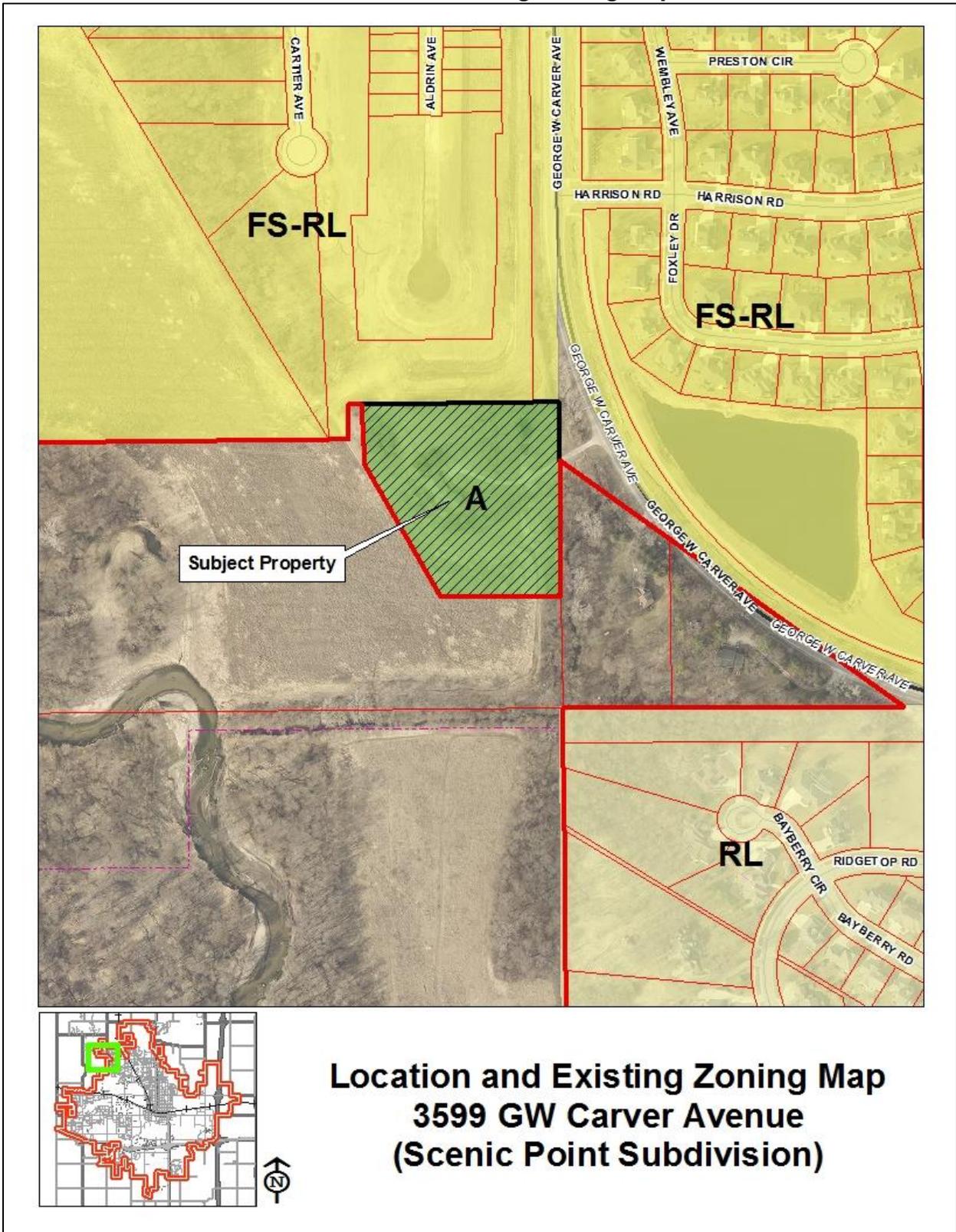
Additional criteria and standards, beyond those of the PRD Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application for a Major Site Development Plan approval, 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. See Attachment G for a full review of the individual Development criteria for the Major Site Development Plan.*

Land Use Policy Plan and Zoning. The LUPP Map designates the property as Village Suburban Residential. The existing zoning of the property at 3599 GW Carver is Agriculture (A) and the portion of outlot A of Scenic Valley Subdivision to be included in the proposed PRD is currently zoned Suburban Residential Low Density (FS-RL). See *Attachment A and B, Existing Zoning and LUPP Maps.*

The land use designation of Village Suburban Residential does allow for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or Planned Residential Development (F-PRD). Property developed according to the F-PRD (Planned Residence District) requirements allows for innovative housing types and creates a development pattern that 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 the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

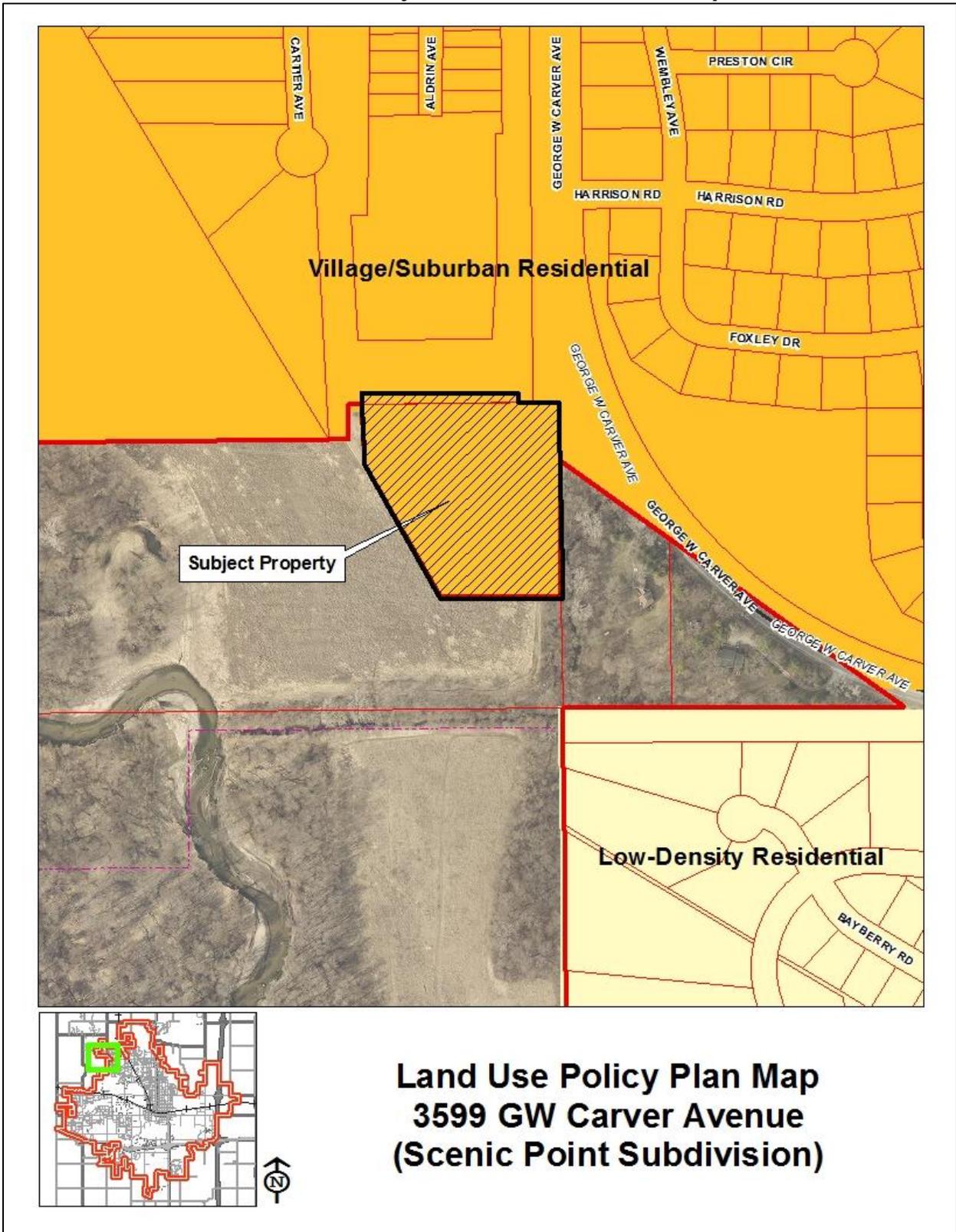
Attachment A

Location and Existing Zoning Map



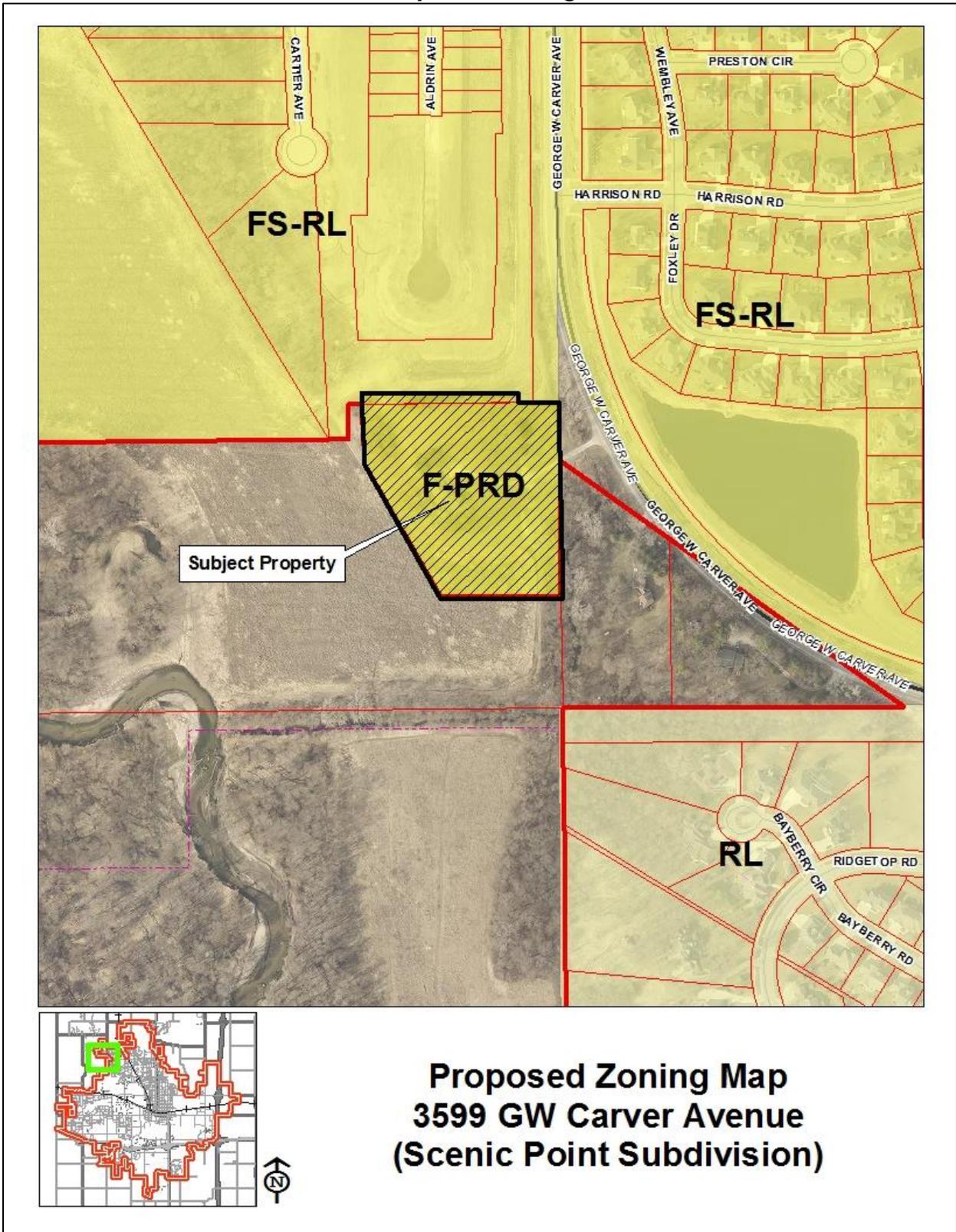
Attachment B

Land Use Policy Plan Future Land Use Map



Attachment C

Proposed Zoning



Attachment D

Applicable Zoning Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

Related LUPP Goals and Objectives

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.

4.B. Ames seeks to physically connect existing and new residential and commercial areas through the association of related land uses and provision of an intermodal transportation system.

4.C. Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements, and inclusion of community amenities such as parks and schools. The connections should promote community identity.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.

Attachment D, Cont.

Applicable Regulations

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1203, Planned Residence District, includes a list of uses that are permitted in the zone and the zone supplemental development standards that apply to properties in those zones.

Attachment E

Findings Regarding Planned Residential District Development Principles.

The Plan modifications are reviewed below with respect to the following development principles in Ames Municipal Code Section 1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

- 1. Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

The layout of the proposed single family development with a private street allows for front lots lines of the properties to be oriented to Scenic Point as a private street without the use of a public cul-de-sac, which would not be permitted under a base FS zone. The use of a base FS zoning district would require the use of a public street and large cul-de-sac occupying a greater area of the site than necessary for the small single family development. The use of the hammerhead turn around increases the number of lots available on the site and helps to limit the encroachment of development into the natural topography of the site.

- 2. 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.***

The development layout is efficient and maintains a density of 3.76 units per net acre which is anticipated in the Village Suburban Residential Land Use designation as well as within the low density base zone density requirements. The use of the single family layout allows for a large amount of open space and common area for the development while maintaining the existing natural topography and trees of the existing site.

- 3. Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

All units provided for in this development will be single-family detached residential units. Even though it's a small development with only 7 lots, the developer is providing some variety in lot sizes ranging from 10,981 square feet to 21,918 square feet, which will also provide for some variety of housing styles and prices.

- 4. 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.***

The developer is not proposing specific house designs for this PRD and has not proposed any specified setbacks unique to the development for the proposed lot. With the topography of the proposed lots, it is anticipated that the development grading of the site will provide for construction of full or partial walkout

basements; most houses will be adjacent to natural areas, with the focus of the development being the natural areas, not the built environment. The development will be similar in unit type and layout to developments to the north in Scenic Valley and to the east in Northridge.

5. ***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.***

As mentioned previously, there is no specific design theme proposed with this development as this is solely a single family detached development. The developer is providing the required open space for the development through the use of the large open space at the lower area of the slopes on the site.

Being this is a single-family detached development, there will not be any off-street parking facilities provided, as parking will be provided on each individual lot through the construction of private garages and driveways.

The developer is also proposing pedestrian connections to the northern development of Scenic Valley through both the ROW frontage and through the connection on the north end of Scenic Point.

6. ***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.***

The site contains very steep topography and provides significant drops in grade to the west and south property lines. This area also contains a tree line area within the rear yards of lots 1-5 that the developer has proposed a green space easement to maintain those existing grades and trees in their current condition.

7. ***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.***

All utilities are available for the existing properties. No changes to the street system are proposed. Sanitary sewer and water are available through connection to the north to the Scenic Valley Subdivision. Electric Services will be supplied by Midland Power. The Public Works Department has reviewed the storm water management plan and finds that the proposed development may need a waiver to meet the required storm water quantity and quality measures. City staff is continuing to work with the developer to finalize the plan.

Attachment F

Planned Residential Development (PRD) Supplemental Development Standards.

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each of those standards is addressed below. Refer to Table 29.1203(5) for the detailed standards.

1. ***Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***

The subject site includes 4.23 acres.

2. ***Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***

The proposed density of the development is 3.76 units per net acre. A total of 7 single family detached residential units are proposed. The applicant notes a net acreage of 1.87 acres to determine the final net density for the site. This density is consistent with the FS-RL base zone which could be approved under the currently land use designation.

3. ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***

As mentioned previously, there is no specific design theme proposed with this development as this is a solely a single family detached development. In this single family residential PRD, without specified bulk standards for the individual lots, the bulk standard for maximum height and minimum building setbacks would be set by the FS base zone supplemental development standards for single family homes.

4. ***Minimum Yard and Setback Requirements.***

Without specified bulk standards for the individual lots, the bulk standard for minimum building setbacks and yards would be set by the FS base zone supplemental development standards for single family homes.

5. ***Parking Requirements.***

The Plan provides no public parking as the development is strictly single family homes. The parking for the development will be provided on each of the single family home lots based on code requirement that specifies that a minimum of 2 spaces per units be provided on each individual lot.

6. Open Space Design Requirements.

The open space proposed includes both common and private open space areas with outlot A providing the common open space and the green space easement along the rear of lots 1-5 providing for private open space. Open Space is currently defined as “useable open space designed and intended for the use of all residents.” Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., but not including areas within required setbacks. A system of interconnected sidewalks along one side of Scenic Point and the connections to the Scenic Valley Subdivision to the north provides for access and pedestrian use throughout the development.

7. Open Space Area Requirement.

A minimum landscaped open space requirement of 40% is required for the PRD zone. The overall project is noted to provide 44% open space, which includes both outlot A (1.09 acres) as common open space for the development and private open space (.78 acres) provided at the rear of lots 1-5 as a green space easement. The common open space proposed will be maintained by the home owners association. This meets the requirements of the F-PRD zone. A system of interconnected sidewalks provides for access and pedestrian use throughout the development as well as connection to the Scenic Valley Subdivision to the north.

8. Open Space Improvements and Amenities.

The Plan includes passive open space in Outlot A and active area connections with an internal pathway system to connect to the existing sidewalk system of Scenic Valley Subdivision to the north.

9. Maintenance of Open Space and Site Amenities.

The development is a single family detached housing development and all common open spaces are maintained by a home owner association.

Attachment G

Major Site Development Plan Criteria.

- 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 downstream property.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development may need a waiver to meet the required storm water quantity and quality measures. City staff is continuing to work with the developer to finalize the plan but feels that the project can comply with the requirements. The Storm Water Management Plan will need to be finalized prior to City Council approval of the Preliminary Plat.

- 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 existing utilities were reviewed and found adequate to support the anticipated load of 7 dwelling units.

- 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 fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access into the site is a dead end private street (Scenic Point); however, the hammer head turn around area provided at the end of Scenic Point was found to be sufficient for fire truck access.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

The site contains very steep topography and provides significant drops in grade to the west and south property lines. This area also contains a tree line area that the developer has proposed a green space easement to maintain those existing grades and trees in their current condition. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

- 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 development will provide only one vehicular access point off GW Carver into the development for each of the 7 lots. The on-site sidewalks will connect with the existing sidewalk along GW Carver as well as to the existing sidewalk/path system of Scenic Valley Subdivision to the north.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The general development standards of the zoning ordinance have been met. Each unit will provide their own private residential garbage collection. Parking will be provided by each single family detached housing lot by way of a private garage and driveway to meet design standards of the zoning code.

- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

One new access point will be provided to GW Carver Avenue for the development. There is capacity within the existing street layout to accommodate the expected traffic from this single family home development.

- 9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

No specific lighting has been proposed for the development. All lighting will be required to be approved by staff prior to installation and will be required to meet the requirements of the Outdoor Lighting Code.

- 10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

The proposed residential use is not expected to generate any nuisances.

- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The layouts of individual housing lots are proposed to meet the development standards of the PRD zone site coverage and open space requirements for the development. The construction of the individual residential units will comply with the FS base zone supplemental developmental standards for single family home types. The proposed housing type and layout of the development is compatible with the character and scale

of the surrounding single family home developments. Common and private open areas meet the quantitative standards of the code.

Attachment H

Preliminary Plat/Major Site Development Plan Documents

Attached as separate document.

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 3599 George Washington Carver Avenue (Scenic Point Subdivision), is rezoned from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD).

Real Estate Description:

Parcel 'J' in the Northeast Quarter (NE1/4) of Section 29, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on July 30, 2015, as Instrument 1115-07276, and on Slide 517, Page 4.

Outlot 'A' of Scenic Valley Subdivision, First Addition, in Ames, Story County, Iowa.

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 _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

HUNZIKER DEVELOPMENT CO.

CONSTRUCTION PLANS FOR SCENIC POINT

PRELIMINARY PLAT
2016

RECEIVED

JUN 07 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

GOVERNING SPECIFICATIONS

THE 2016 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND "THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2009 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	TYPICAL SECTIONS & GENERAL NOTES
3	EXISTING CONDITIONS
4	PROPOSED IMPROVEMENTS
5	PROPOSED IMPROVEMENTS
6	STREET TREE PLAN

OWNER

HUNZIKER CHRISTY SHIRK BUILDERS INC
105 S. 16TH STREET ST
AMES, IA 50010
HUNZIKER DEVELOPMENT COMPANY LLC
105 S. 16TH STREET ST
AMES, IA 50010

DEVELOPER

HUNZIKER CHRISTY SHIRK BUILDERS INC
105 S. 16TH STREET ST
AMES, IA 50010

PREPARED BY

BOLTON AND MENK
AMES, IA 50010
2730 FORD STREET

SUBMITTAL DATE

APRIL 8, 2016

LEGAL DESCRIPTION

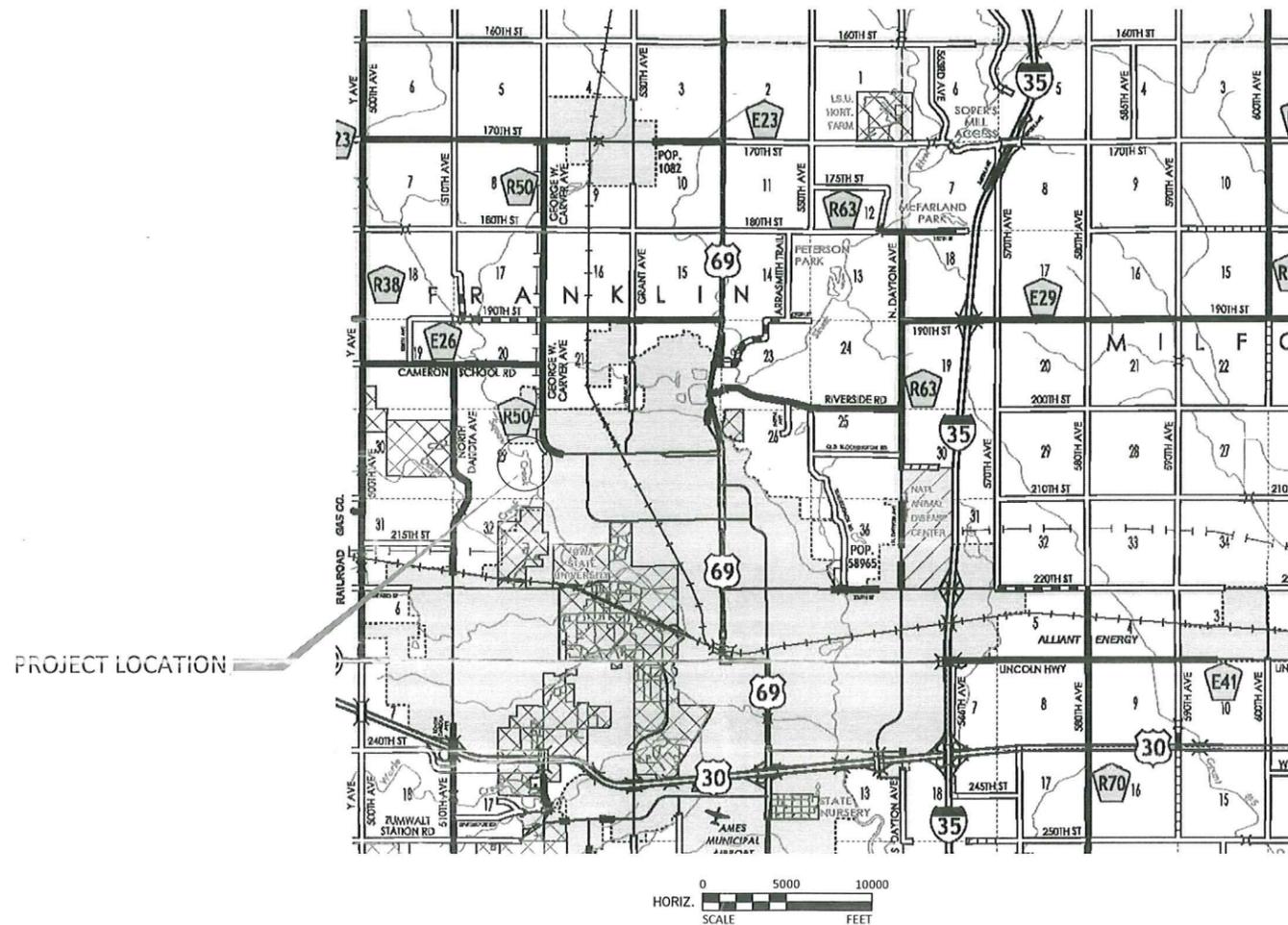
PARCEL 'J' IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON JULY 30, 2015, AS INST. #15-07276, AND ON SLIDE 517, PAGE 4.

OUTLOT 'A' OF SCENIC VALLEY SUBDIVISION, FIRST ADDITION, IN AMES, STORY COUNTY, IOWA.

ZONING

EXISTING:
LOTS ARE ZONED AGRICULTURAL AND FS-RL

PROPOSED:
ALL LOTS WILL BE REZONED PLANNED RESIDENTIAL (F-PRD)



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PLAN REVISIONS			
DATE	SHEET NUMBER	APPROVED BY	MODIFICATIONS



BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

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.

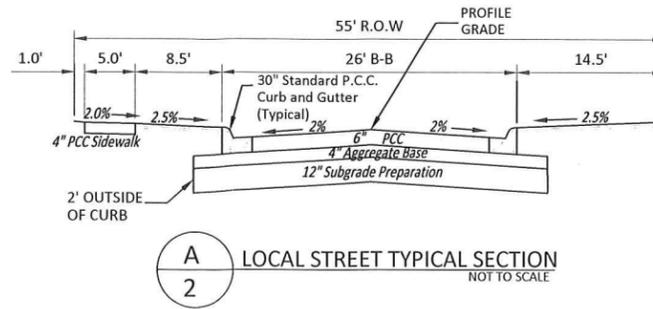
GREGORY A. BROUSSARD, P.E.
REG. NO. 2197 DATE: _____
LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

HUNZIKER DEVELOPMENT	SHEET 1 OF 6
SCENIC POINT	
TITLE SHEET	

GENERAL NOTES:

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
2. LOT A SHALL BE A PRIVATE STREET
3. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
4. OUTLOT A MAY BE USED FOR STORM WATER CONVEYANCE, TREATMENT AND DETENTION.
5. OUTLOT A IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION
6. OUTLOT A SHALL INCLUDE PUBLIC UTILITY AND SURFACE WATER FLOWAGE OVER THE ENTIRE LOT.



SCENIC POINT CALCULATIONS

LOT DENSITY CALCULATIONS		
TOTAL:	4.23	ACRES
ROW:	0.50	ACRES
OUTLOTS & GREENSPACE	1.87	ACRES
"LOT AREAS (MINUS OUTLOTS & ROW)"	1.86	ACRES
TOTAL NUMBER OF LOTS	7.00	UNITS
LOT DENSITY	3.76	LOTS/ACRE

OPEN SPACE CALCULATIONS		
TOTAL:	4.23	ACRES
"OPEN SPACE" (OUTLOTS A, ROW AND GREENSPACE EASEMENT)	2.37	ACRES
OPEN SPACE PERCENTAGE	56%	

PARCELS			
PARCEL	AREA (SF)	AREA (ACRES)	ADDRESS
1	19,866	0.46	3440 Scenic Point
2	20,645	0.47	3434 Scenic Point
3	21,918	0.50	3430 Scenic Point
4	14,409	0.33	3424 Scenic Point
5	10,981	0.25	3418 Scenic Point
6	16,196	0.37	3431 Scenic Point
7	11,289	0.26	3415 Scenic Point

REVISED SCENIC VALLEY CALCULATIONS

LOT DENSITY CALCULATIONS			
	EXISTING	PROPOSED	
TOTAL:	121.01	120.86	ACRES
ROW:	13.91	13.91	ACRES
OUTLOTS	56.69	56.54	ACRES
"LOT AREAS (MINUS OUTLOTS & ROW)"	50.41	50.41	ACRES
SWFE & GREENSPACE EASEMENTS	11.39	11.39	ACRES
LOT AREA (MINUS EASEMENTS)	39.02	39.02	ACRES
TOTAL NUMBER OF LOTS	150	150	UNITS
LOT DENSITY	3.84	3.84	LOTS/ACRE

OPEN SPACE CALCULATIONS			
	EXISTING	PROPOSED	
TOTAL:	121.01	120.86	ACRES
OPEN SPACE: (OUTLOTS A, B, C, D, E)	14.59	14.44	ACRES
OPEN SPACE PERCENTAGE	12.1%	11.9%	

LEGEND

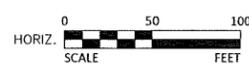
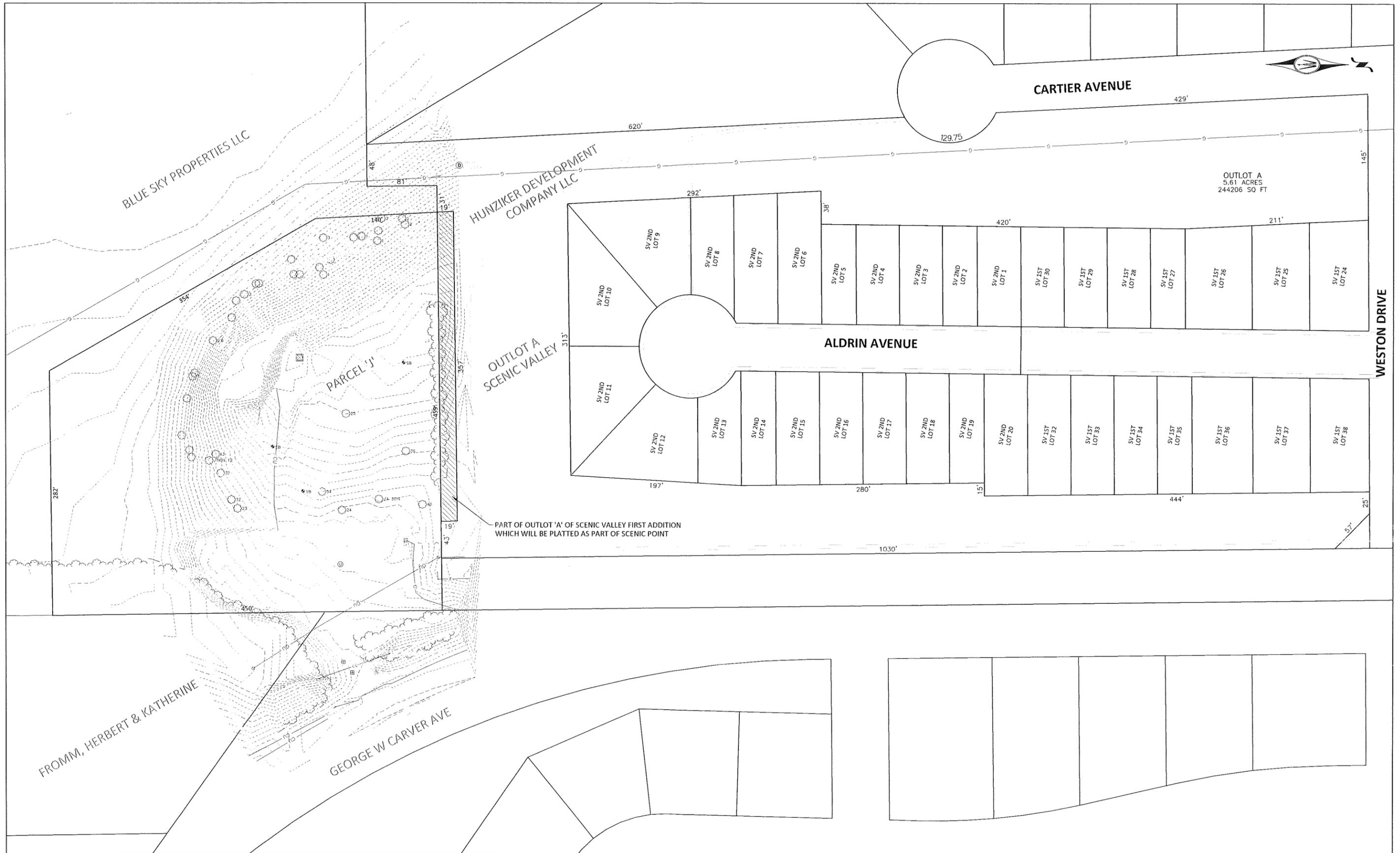
EXISTING		PROPOSED	
	CENTERLINE		ALIGNMENT/CENTERLINE
	PROPERTY / LOT LINE		RIGHT-OF-WAY LINE
	EASEMENT LINE		WATERMAIN
	ROAD RIGHT-OF-WAY LINE		STORM SEWER
	WATER SYSTEM		SANITARY SEWER
	STORM SEWER		FORCE MAIN
	SANITARY SEWER		SANITARY MANHOLE NUMBER
	TILE LINE		MANHOLE
	OVERHEAD ELECTRIC LINE		STORM INLET
	UNDERGROUND ELECTRIC LINE		APRON
	GAS LINE		WATER SYSTEM MANHOLE
	FIBER OPTIC LINE		HYDRANT
	UNDERGROUND COMMUNICATIONS LINE		VALVE
	OVERHEAD UTILITY LINE		BEND
	FENCE LINE		TEE
	CITY LIMITS		PUBLIC UTILITY EASEMENT
	TREE LINE EDGE		WATERMAIN EASEMENT
	GRAVEL EDGE		SHARED ACCESS AND STORM SEWER EASEMENT
	BITUMINOUS EDGE		
	CONCRETE EDGE		
	CURB & GUTTER		

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 www.bolton-menk.com

REV	ISSUED FOR	DATE

DESIGNED	HUNZIKER DEVELOPMENT
GAB	SCENIC POINT
DRAWN	
DJM	
CHECKED	
GAB	TYPICAL SECTIONS & GENERAL NOTES

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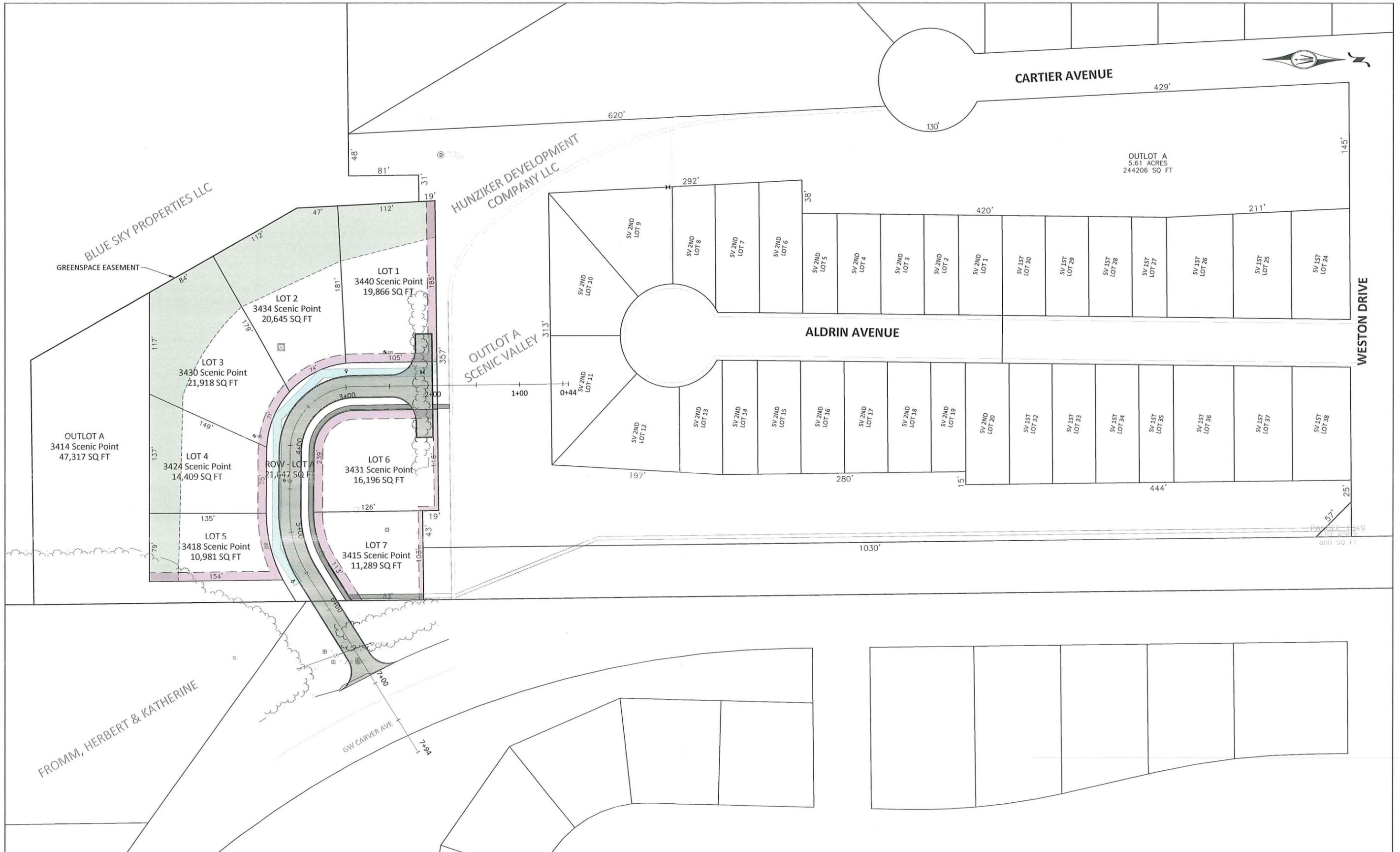
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REV	ISSUED FOR	DATE

DESIGNED GAB	HUNZIKER DEVELOPMENT SCENIC POINT EXISTING CONDITIONS
DRAWN DJM	
CHECKED GAB	

SHEET
3
OF
6



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REV	ISSUED FOR	DATE

DESIGNED GAB	HUNZIKER DEVELOPMENT SCENIC POINT PROPOSED IMPROVEMENTS
DRAWN DJM	
CHECKED GAB	

SHEET
 4
 OF
 6

CARTIER AVENUE



HUNZIKER DEVELOPMENT
COMPANY LLC

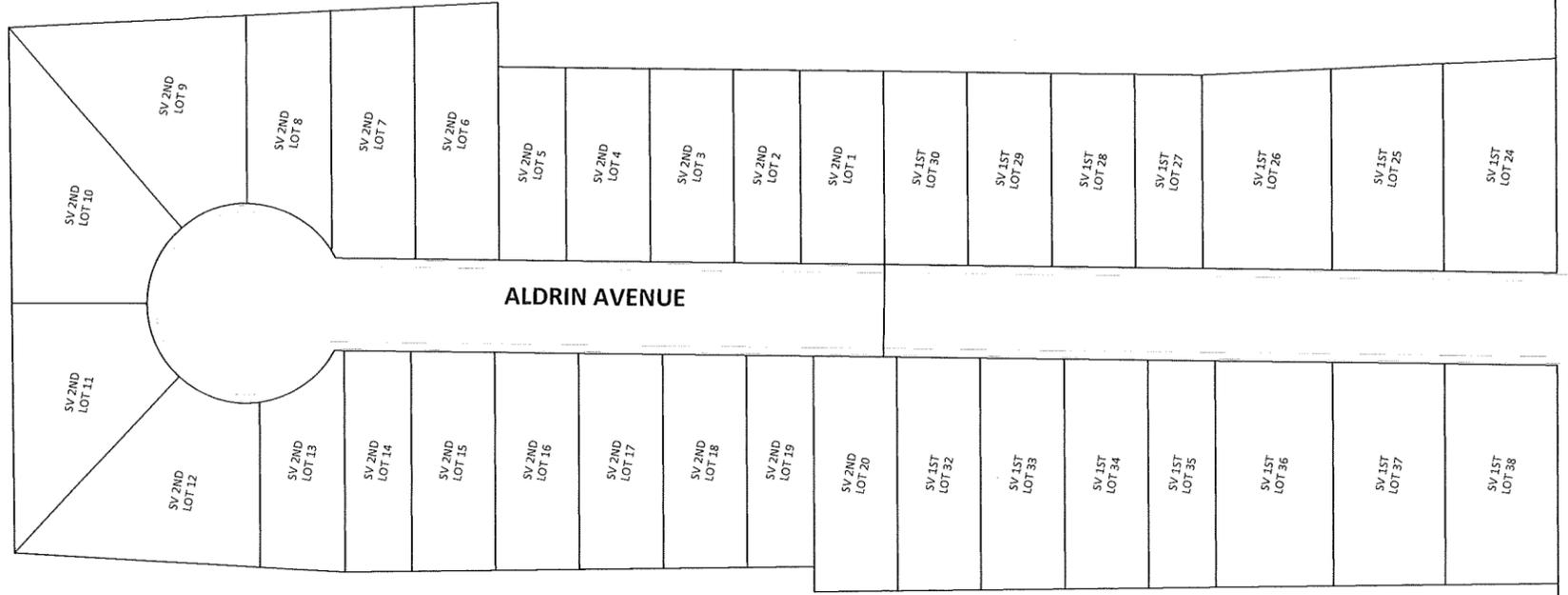
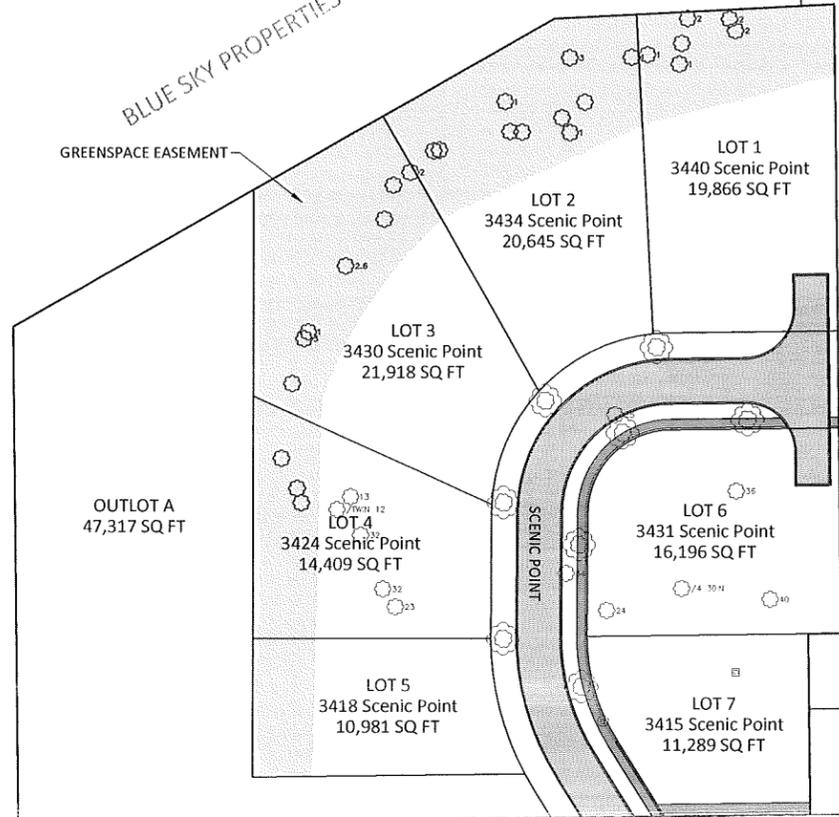
BLUE SKY PROPERTIES LLC

GREENSPACE EASEMENT

OUTLOT A
SCENIC VALLEY

ALDRIN AVENUE

WESTON DRIVE

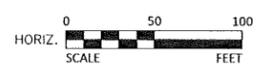


STREET TREE NOTES:

1. TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23.402 OF SUBDIVISION ORDINANCE.
2. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THE FOLLOWING SPECIES:
BLACK MAPLE
SKYLINE HONEYLOCUST
HACKBERRY
AMERICAN HOPHORNBEAM
REDMOND AMERICAN LINDEN
SWAMP WHITE OAK
KENTUCKY COFFEETREE
3. TREES SHALL BE PLANTED NO CLOSER THAN THE DISTANCE OF THE FULL SPREAD OF THE TREE TO THE NEXT ADJACENT TREE ACCORDING TO THE SPECIES SELECTED. THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
4. A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUNK OF THE TREE.
5. TREES SHALL NOT BE LOCATED CLOSER THAN TWO AND ONE-HALF (2-1/2) FEET TO THE BACK OF CURB OR THE SIDEWALK LINE. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS GREATER THAN EIGHT (8) FEET, TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
6. TREES SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE CORNER AT INTERSECTIONS AND SHALL NOT BE CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE ON A CORNER LOT.
7. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
8. TREES SHALL NOT BE LOCATED CLOSER TO A STREET LIGHT POLE THAN THE DISTANCE OF THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE POLE.

FROMM, HERBERT & KATHERINE

GW CARVER AVE



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?	?	?	GAB
			DJM
			GAB

HUNZIKER DEVELOPMENT	
SCENIC POINT	
STREET TREE PLAN	

SHEET
6
OF
6

CURRENT ZONING:
 PARCEL 'J' - AGRICULTURAL
 SCENIC VALLEY OUTLOT 'A' - FS-RL

PROPOSED ZONING:
 F-PRD

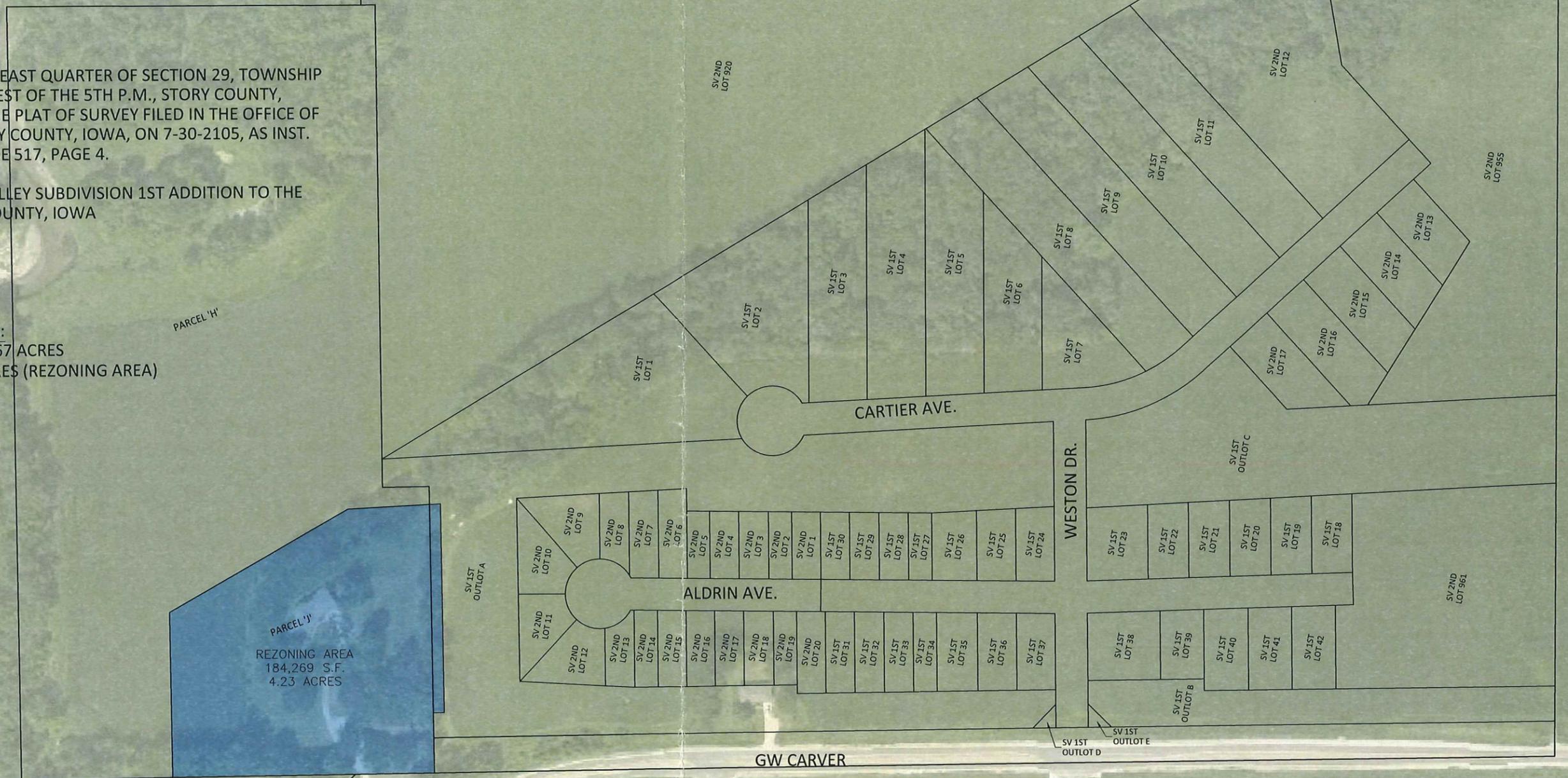
LEGAL DESCRIPTIONS:
 PARCEL 'J' IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP
 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY,
 IOWA; AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF
 THE RECORDER OF STORY COUNTY, IOWA, ON 7-30-2105, AS INST.
 #15-07276, AND ON SLIDE 517, PAGE 4.

OUTLOT A OF SCENIC VALLEY SUBDIVISION 1ST ADDITION TO THE
 CITY OF AMES, STORY COUNTY, IOWA

EXISTING PARCEL SIZE:
 PARCEL 'J' - 4.08 ACRES
 OUTLOT 'A' - 5.76 ACRES

PROPOSED PARCEL SIZES:
 REVISED OUTLOT 'A' - 5.67 ACRES
 SCENIC POINT - 4.23 ACRES (REZONING AREA)

REZONING MAP - SCENIC POINT

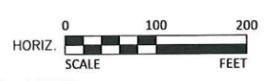


PARCEL 'H'

PARCEL 'J'

REZONING AREA
 184,269 S.F.
 4.23 ACRES

RECEIVED
 APR 8 2016
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING



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REV	ISSUED FOR	DATE	DESIGNED	HUNZIKER DEVELOPMENT	SHEET		
			DRAWN			SCENIC POINT	1
			CHECKED			REZONING MAP	

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 H:\HUNZI\A13109046\CAD\C3D\109046 - MI - REZONING MAP.dwg 4/7/2016 11:55 PM



N 29°39'20" W
353.72

N 2°58'39" W
158.93

PARCEL 'J'

REZONING AREA
184,269 S.F.
4.23 ACRES

S 89°16'37" W
281.77

Scenic Valley Outlot 'A' area to be rezoning with Scenic Point and replatted are part of Scenic Point.
6,598SF
0.15 Acres

SV 1ST
OUTLOT A

N 89°16'37" E
356.62

SV 2ND
LOT 8

SV 2ND
LOT 8

SV 2ND
LOT 10

SV 2ND
LOT 11

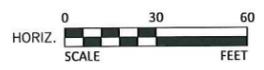
SV 2ND
LOT 12

SV 2ND
LOT 13

S 0°43'23" E
18.52

N 89°16'37" E
102.68

449.85
S 0°42'10" E



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HUNZIKER DEVELOPMENT
SCENIC POINT
REZONING MAP