

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO MAJOR SITE DEVELOPMENT PLAN FOR THE GREEN HILLS COMMUNITY PLANNED RESIDENCE DISTRICT (F-PRD) ZONE

BACKGROUND:

Fox Engineering Associates, on behalf of the Green Hills Resident Association, is requesting approval of an amendment to the existing Green Hills Community Planned Residential Development for parking lot landscaping.

Green Hills originated as a retirement community as part of a conceptual master plan with the nearby Gateway Hotel in 1979. The residential tower and health center was built in 1985/86. The overall complex has gone through five major expansions since the original development, with the last revision in 2014 to expand the residential, parking, and administrative areas.

The applicant has proposed a revision to the landscape plan approved in 2014 that included a new parking lot to the northwest of Hamilton Drive. (*See Attachment B*) The parking lot is situated between Highway 30 to the north and a grouping of dwellings to the south. **The proposal is to shift the approved landscaping along the Southeast side of the parking lot to the northwest side of the parking lot. (*See Attachment C*)**

The reason for the requested change is that the applicant has deemed the landscaping to be unnecessary as previously approved due to topographic conditions along the southeast side of the parking lot. The topography provides a steep change in elevation between the neighboring residential areas and the parking area, thus making it virtually impossible to experience visual intrusion from vehicles and other objects. Although parking lot lighting locations are not indicated on the plan, the applicant may install lights at a later date that meet the City's requirements. There are no proposed changes to the parking area itself in terms of number of spaces or layout as previously approved.

Property that is developed according to the F-PRD requirements must create a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to the surrounding uses of land than would customarily result from the application of the base zone requirements. Innovation and flexibility in design and development of property is required to create a more efficient and effective use of land. F-PRD developments are allowed latitude in their design of housing types and landscaping.

When the original Green Hills PRD Plan was approved, it was found to meet all of these principles for the layout of the site and mix of uses. *Attachment D & Attachment E*

review these principles and standards in greater detail. **Once a PRD Plan with a Major Site Development Plan has been approved, a major change to the plan requires a public hearing and City Council approval. In this case, a change to the approach for landscaping triggers this major amendment process.**

Property that is zoned F-PRD must be developed in accordance with the Zone Supplemental Development Standards listed in Table 29.1203(5). Generally, the Plan meets the established Supplemental Development Standards for the PRD. The minimum L1 landscape standards require 1 landscape tree per 1000 square feet and either 3 high shrubs or 6 low shrubs per 1000 square feet. In this instance, a natural barrier between the parking lot and the abutting residential properties exists in the form of a natural 'incline' or elevation change which meets and surpasses the need for screening via vegetation along the southeast side of the parking lot.

The proposed modifications shifts 6 trees and all of the shrubs from the previously approved location to a different location on the northwest side of the proposed parking lot to allow for other natural features to be utilized immediately adjacent to the proposed parking area. An additional 7 trees originally proposed along the northwest side of the parking lot are being eliminated. The proposal incorporates existing and new shrubs on the north side of the parking lot and existing trees with new trees immediately north of the prairie area which is located north of the parking lot.

The elevation change from the parking lot surface to the abutting homes is an increase of approximately 20 feet. The elevation climbs at a steep rate for the first 40 feet and then gradually tapers for the remaining 10 feet before arriving at the base of the abutting homes. The total separation in distance between the homes and the parking lot is 50 feet at its closest point. The total landscaping that would be required must achieve at minimum the L1 screen standard between the abutting homes and Hamilton Drive. There is no screening standard required between the parking lot area and Highway 30. **The new proposed landscape screening incorporates a lower number of total shrubs than previously approved, but provides a screening effect greater than that proposed prior. Additionally, the elevation change between the abutting homes and the parking lot provides a screen effect that exceeds the L1 screening standards for parking in the City's landscape ordinance. The remaining screening at the east edge of the new proposed parking lot meets required L1 standards between Hamilton Drive and the proposed parking lot.**

Planning and Zoning Commission. The Planning and Zoning Commission reviewed the proposed amendment at their meeting of August 3, 2016. The Commission voted 5-0 to recommend approval with a condition of staff verifying compliance of the installation of lighting prior to its installation around the parking lot.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone as submitted with

the following condition:

- a. Installation of lighting is subject to the approval of staff prior to its installation.
2. The City Council can approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone, with modified conditions.
3. The City Council can deny the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone if it finds that the plan does not comply with the adopted Zoning Ordinance or Land Use Policy Plan.
4. The City Council can postpone consideration for 30 days and request additional information of City staff or the applicant.

MANAGER’S RECOMMENDED ACTION:

In a Planned Residence District, the Major Site Development Plan establishes zoning requirements, including maximum number of units, bedrooms and density, site layout, and landscape design.

The issue before the City Council is only to determine if the proposed parking lot landscape modifications change are acceptable. Due to the change in topography between the existing homes and the parking lot, staff believes that the screening intent is met for the parking lot and that the rearrangement of landscaping accomplishes the purpose and intent of the City landscaping standards with enhanced landscaping along the Highway 30 frontage.

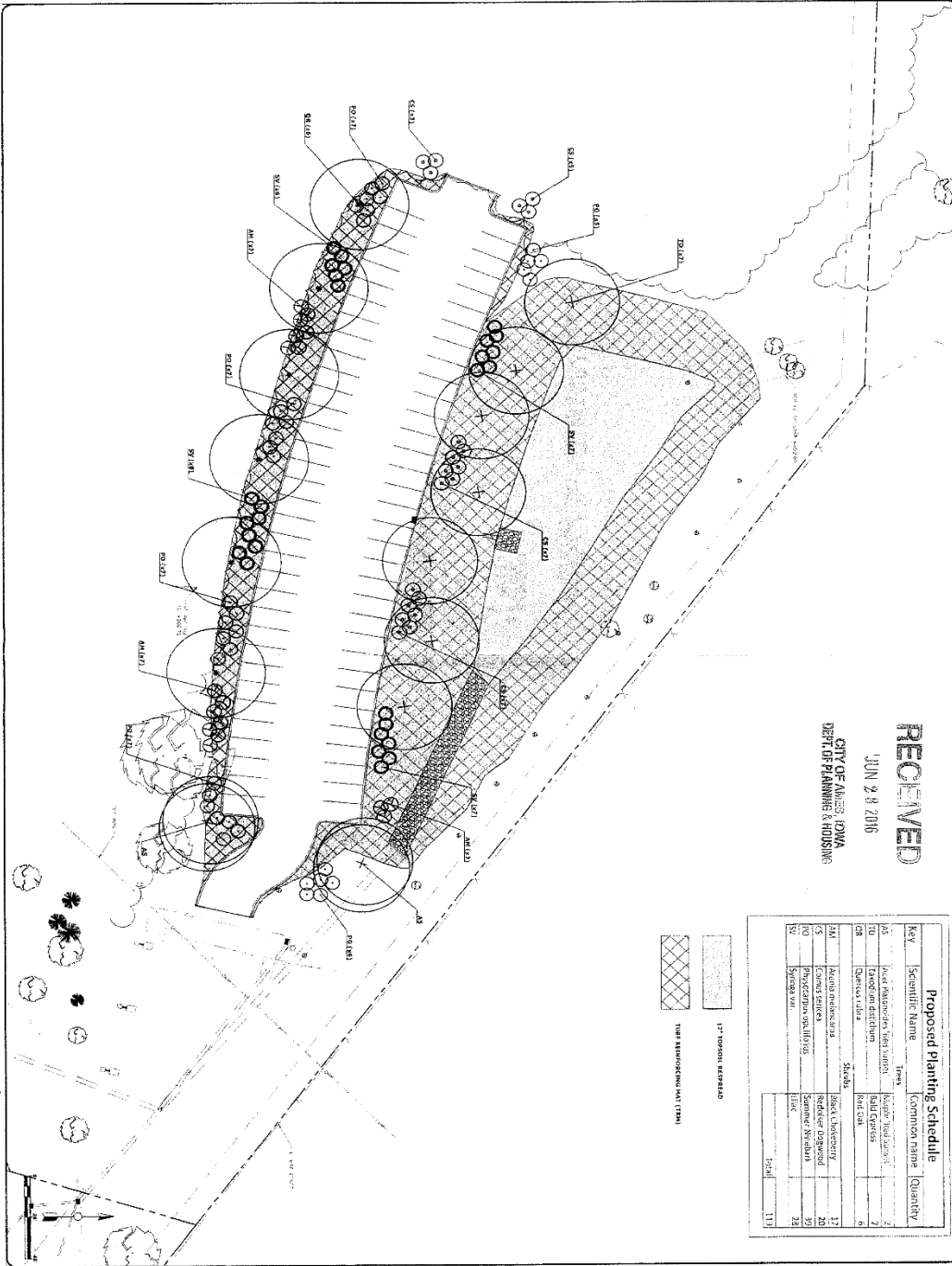
Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the Major Site Development Plan amendment to the Green Hills Community Planned Residence District with the condition stated above.

Attachment A- 2014 Site Plan Excerpt



Attachment B-Currently Approved Landscape Plan

DATE: 05/11/2016	BY: J. HARRIS	CHECKED: J. HARRIS
SCALE: AS SHOWN	LAYER: LAYOUT	PROJECT: 1604
DRAWING NO. 1604-01		



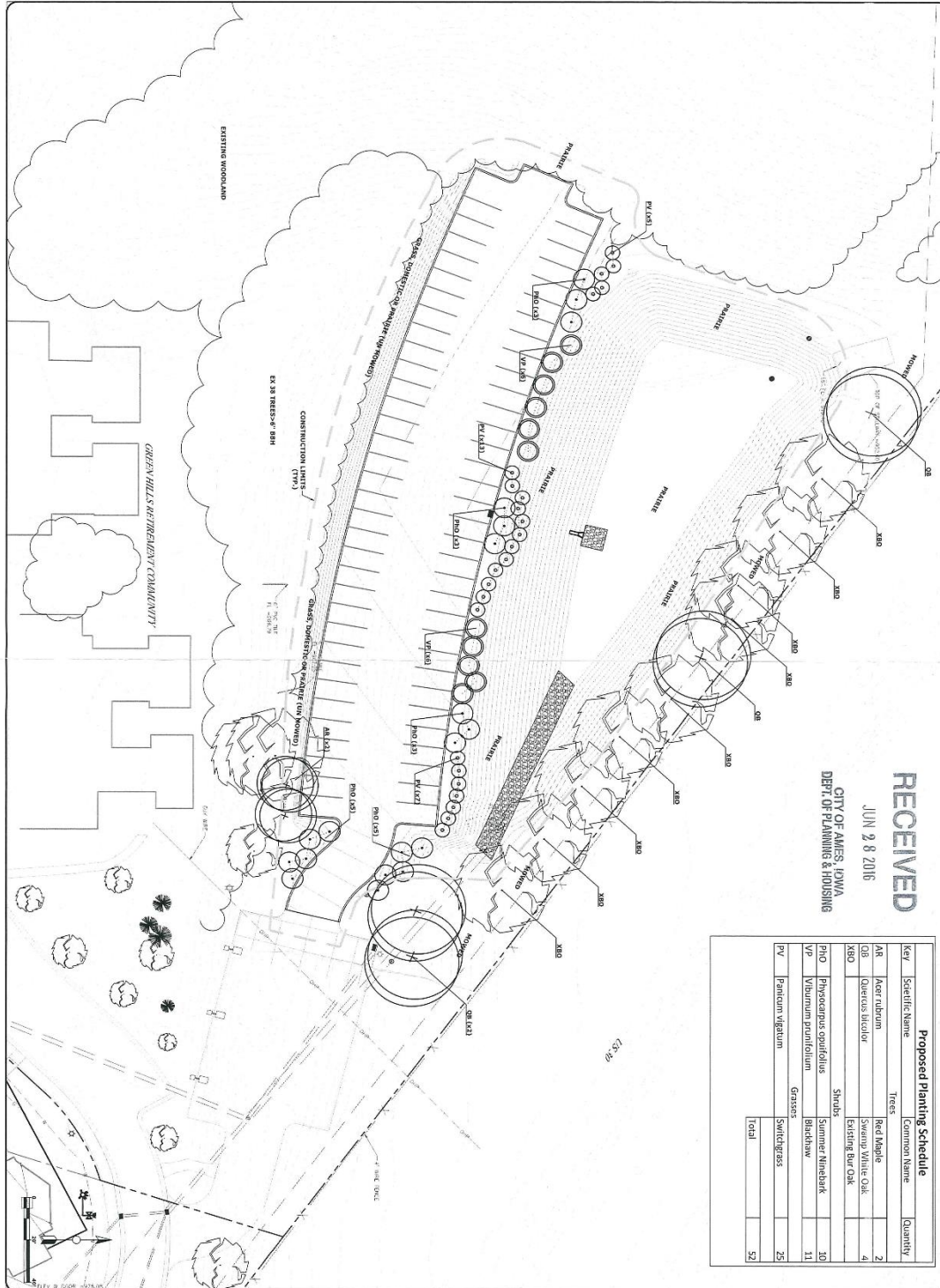
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Key	Scientific Name	Common Name	Quantity
1	Quercus macrocarpa	White Oak	12
2	Quercus prinus	Red Oak	20
3	Quercus rubra	Scarlet Oak	20
4	Quercus sp.	White Oak	20
5	Quercus sp.	Red Oak	20
6	Quercus sp.	Scarlet Oak	20
7	Quercus sp.	White Oak	20
8	Quercus sp.	Red Oak	20
9	Quercus sp.	Scarlet Oak	20
10	Quercus sp.	White Oak	20
11	Quercus sp.	Red Oak	20
12	Quercus sp.	Scarlet Oak	20
13	Quercus sp.	White Oak	20
14	Quercus sp.	Red Oak	20
15	Quercus sp.	Scarlet Oak	20
16	Quercus sp.	White Oak	20
17	Quercus sp.	Red Oak	20
18	Quercus sp.	Scarlet Oak	20
19	Quercus sp.	White Oak	20
20	Quercus sp.	Red Oak	20
21	Quercus sp.	Scarlet Oak	20
22	Quercus sp.	White Oak	20
23	Quercus sp.	Red Oak	20
24	Quercus sp.	Scarlet Oak	20
25	Quercus sp.	White Oak	20
26	Quercus sp.	Red Oak	20
27	Quercus sp.	Scarlet Oak	20
28	Quercus sp.	White Oak	20
29	Quercus sp.	Red Oak	20
30	Quercus sp.	Scarlet Oak	20
31	Quercus sp.	White Oak	20
32	Quercus sp.	Red Oak	20
33	Quercus sp.	Scarlet Oak	20
34	Quercus sp.	White Oak	20
35	Quercus sp.	Red Oak	20
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44	Quercus sp.	Red Oak	20
45	Quercus sp.	Scarlet Oak	20
46	Quercus sp.	White Oak	20
47	Quercus sp.	Red Oak	20
48	Quercus sp.	Scarlet Oak	20
49	Quercus sp.	White Oak	20
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73	Quercus sp.	White Oak	20
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75	Quercus sp.	Scarlet Oak	20
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78	Quercus sp.	Scarlet Oak	20
79	Quercus sp.	White Oak	20
80	Quercus sp.	Red Oak	20
81	Quercus sp.	Scarlet Oak	20
82	Quercus sp.	White Oak	20
83	Quercus sp.	Red Oak	20
84	Quercus sp.	Scarlet Oak	20
85	Quercus sp.	White Oak	20
86	Quercus sp.	Red Oak	20
87	Quercus sp.	Scarlet Oak	20
88	Quercus sp.	White Oak	20
89	Quercus sp.	Red Oak	20
90	Quercus sp.	Scarlet Oak	20
91	Quercus sp.	White Oak	20
92	Quercus sp.	Red Oak	20
93	Quercus sp.	Scarlet Oak	20
94	Quercus sp.	White Oak	20
95	Quercus sp.	Red Oak	20
96	Quercus sp.	Scarlet Oak	20
97	Quercus sp.	White Oak	20
98	Quercus sp.	Red Oak	20
99	Quercus sp.	Scarlet Oak	20
100	Quercus sp.	White Oak	20

SEEDING AND LANDSCAPING PLAN 2014 PARKING LOT EXPANSION GREEN HILLS WASTEWATER TREATMENT COMMUNITY 2315 HAMILTON DRIVE AMES, IOWA	FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0900 FAX: (515) 233-0103	DATE: 2/21/16	BY: JPH	CHECKED: JPH	DATE: 02/16
		DATE: 02/16	BY: JPH	CHECKED: JPH	DATE: 02/16

Attachment C- Proposed Landscape Plan

PROJECT NO.	2015-001	DATE	06/27/15
PROJECT NAME	SEEDING AND LANDSCAPING PLAN	CLIENT	GREEN HILLS RETIREMENT COMMUNITY
DESIGNER	FOX ENGINEERING ASSOCIATES, INC.	LOCATION	2210 HAMILTON DRIVE, AMES, IOWA
SCALE	AS SHOWN	PROJECT	SEEDING AND LANDSCAPING PLAN



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Key	Scientific Name	Common Name	Quantity
AR	Acer rubrum	Red Maple	2
OB	Quercus bicolor	Swain White Oak	4
		Existing Bur Oak	
PhO	Physocarpus opulifolius	Shrub	10
VP	Viburnum prunifolium	Shrub	11
PV	Panicum virginum	Grass	25
		Switchgrass	
		Total	52

SEEDING AND LANDSCAPING PLAN
 2210 HAMILTON DRIVE
 GREEN HILLS RETIREMENT COMMUNITY
 AMES, IOWA

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

DATE	REVISION	BY	DATE
06/27/15	SEEDING AND LANDSCAPING PLAN	JTHORKE	06/16/15
		DMARR	05/18/16
		CEKID	
			LAST UPDATE: 06/27/15

Attachment D:

Planned Residential Development (PRD) Development Principles.

- 1. *Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***
- 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.***
- 3. *Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***
- 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.***
- 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.***
- 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.***
- 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.***

Attachment E:

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 listed below:

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

- 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.***

- 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.***

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

- 5. *Parking Requirements.***

- 6. *Open Space Design Requirements.***

- 7. *Maintenance of Open Space and Site Amenities.***