

COUNCIL ACTION FORM

SUBJECT: PLANNED RESIDENCE DISTRICT REZONING, MAJOR SITE DEVELOPMENT PLAN, AND PRELIMINARY PLAT FOR 398 SOUTH 500TH AVENUE (THE COLLEGIATE AMES SUBDIVISION)

BACKGROUND:

Trinitas Development LLC is requesting a Floating- Planned Residence District (PRD) rezoning and approval of a Major Site Development Plan concurrent with a Preliminary Plat for the property at 398 South 500th Avenue to allow for the construction of 240 units totaling 860 bedrooms configured as attached dwelling houses along with a clubhouse and other site amenities. *(See Attachment A Location and Existing Zoning Map).*

The subject site totals 33.57 gross acres with 30.51 acres of net lot area for development purposes. The site will have access from Lincoln Way, South 500th Avenue, and Norris Street. The subject site was annexed into the city on March 7, 2017 with a development agreement identifying responsibilities for off-site improvement requirements. Notably, the development agreement requires paving of South 500th Avenue adjacent to the sites frontage and to the north of Lincoln Way. Lincoln Way will be improved with a turning lane and the extension of a shared use path to Wilder Avenue to the east.

The site abuts the Bentwood Subdivision to the east, which is a single-family detached development. The land that abuts the site to the north, south and west is land located in Story and Boone County, respectively. Development does exist on the lands within Story County with a mix of commercial to the northwest and residential with a landscaping business to the south. Development in Boone County consists of apartments to the northwest and vacant farmland directly to the west.

The concurrent review of a Major Site Development Plan is required with a request for F-PRD zoning. The Major Site Development plan includes the design of buildings, layout of the site, private streets and parking, and landscaping. A preliminary plat is also required for the creation of the lots. The preliminary plat also serves as an element of the site plan for the project as it identifies the required infrastructure improvements needed to serve the property. ***Note that the applicant has a pending zoning text amendment on the same agenda to allow for the proposed attached dwelling houses that are part of the plan.***

Approval of a PRD sets a base density standard for the development, but allows for more flexible application of most development standards through the approval of the Major Site Development Plan. Approval of PRD zoning and Site Development Plan 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 addition to the findings for approval of Major Site Development Plan and Preliminary Plat.

The proposed project includes three developable lots configured around the creation of a public street (Lawrence Avenue) and the extension of Norris Street from the east to connect to Lawrence Avenue. The layout also includes a large central storm water detention pond and stormwater management features for outlet to the east that then becomes College Creek. The storm water plan includes extensive changes to the drainage ways on the site and adjacent to the site, including changes to Drainage District facilities. These improvements require additional approvals by affected agencies. The storm water facilities must provide for storm quality and quantity controls that conform to the City's standards of Chapter 5b of the Municipal Code. Additionally, the standards of Chapter 5b require flood protection of structures in relation to the 100-year water line of the storm water facilities.

The proposed lots all have frontage on a public street. Lawrence and Norris will meet local street improvement requirements with a 26-foot wide street section to City standards, sidewalks, and street trees. The applicant requests deferral of the sidewalk improvements along the east side of Lawrence between Lincoln Way and Norris to be completed upon a future development of the adjacent property that is currently a single-family home.

Although CyRide does not provide service to the project site and has no plans to at this time, CyRide has requested the strengthening of the public streets for potential future bus service. Lincoln Way and S. 500th Avenue will be constructed to collector and arterial standards that can sustain the load of bus. The internal local streets of The Collegiate would need to be strengthened to support a bus. Staff recommends that part of Lawrence be strengthened to allow for future bus service and has included a condition for strengthening to the south end Fitzgerald and Lawrence. Staff has discussed this option with the developer and they support this requirement.

500th Avenue will be improved to City specifications of a Collector Street as was agreed upon in the pre-annexation development agreement. The final design of 500th Avenue is also subject to approval by Story County and Boone County for the improvements that are not within the City. Lincoln Way will include public improvements to the City's specifications for frontage improvements and a turn lane into the site as also was required by the pre-annexation agreement.

Internally, a series of private streets with parking will provide access and connections through the site to serve the new development. The applicant requests approval of private streets with variations from public street standards to support the proposed layout. Private streets do not have specifications and are reviewed on a case-by-case basis. The Subdivision Code only identifies public street improvement requirements. Therefore, as private streets, City staff identified that street trees and sidewalks are a requirement for the development as would be typically required for streets. **All required parking is located on the private streets since the residences are not on individual lots with individual off-street parking, as typically seen.** Street lighting is also included with the private streets.

The proposed Major Site Development Plan accounts for all building configurations and features of the site layout. **The project includes 240 housing units with a total of 860 bedrooms.** Typical elevations of the attached dwelling houses are included. The applicant will include a variety of housing facades that include high quality durable materials of cement board siding for the homes. A clubhouse and recreation facilities are planned near the intersection of Norris and Lawrence. Walking trails and sidewalks will connect throughout the development. The applicant proposes a perimeter buffer/setback of 25 feet along the north and south property lines and a 50-foot separation to the east from the existing homes. **The required parking consists of 884 spaces for 24 individual one-bedroom dwelling units at two spaces per unit and 216 dwelling houses at a rate of one space per bedroom. All parking is on private street facilities and does not rely upon parking along public streets.**

The PRD includes a number of variations from the typical lotting standards of RM to accommodate the proposed use of attached dwelling houses without an individual lot for each home. **The plan includes allowing for multiple individual buildings on a single lot accompanied by adjustments to typical front yard setbacks, side yard setbacks, and lot widths.** Additional information concerning the proposed plans is included within the addendum.

Through initial discussions with the developer about the subject site and evaluation of the proposed PRD design, staff has focused discussions on three key issues:

1. Adequate circulation for the proposed development and future needs,
2. Design principles of the PRD for housing quality and design with amenities
3. Compatibility with the adjacent single-family neighborhood to the east and potential development to the south.

The initial factor for the layout of the site is use of public streets versus private streets. Staff supports the public street configuration as meeting the minimum needs for future circulation to the south and connecting to an existing neighborhood to the east. The public street extensions make logical connections to the abutting properties with an extension of Norris further to the west deemed not to be necessary because of existing commercial development abutting the development site. The spacing of intersections along Lawrence is consistent with the FS zoning standards of no more than 660 feet without a crossing. The typical intersection spacing is approximately 640 feet on Lawrence Avenue.

After discussion of the design interest of the development and other circulation needs, the private street arrangement was proposed to give the developer flexibility in lotting and parking arrangement. Staff determined that the spacing of access to South 500th Avenue with Salinger Street was a priority for coordinating with future improvements, but having public circulation through the area was not a priority and a private street could be found to be appropriate. An additional street stub to the south from Salinger Street was not requested as it would be affect the public versus private circulation system and hierarchy of streets. If the site included additional public streets, on-street

parking would not count towards the development needs and would require a redesign of the site.

With the private street and parking areas, staff has looked at the circulation and parking areas as streets rather than parking lots. The city practice is to default 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. The design considerations for the streets focused on requiring sidewalks, lighting, and street trees within these areas. The developer's typical design of the private streets with parking is for a 24-foot drive aisle and 17-foot parking stall with 2 feet of overhang along the 6-foot wide walkways. The proposed 6-foot wide sidewalks are a unique proposal compared to our current sidewalk requirements that require a five-foot wide sidewalk along a street with separation from a street. The two feet of overhang onto the sidewalk has been approved in commercial and apartment developments when the walkways are 7 feet in width. The applicant requests this arrangement as a consideration of the proposed units as single-family structures rather than high intensity uses where five-foot wide sidewalks are required.

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 applicant contends that this proposed development is promoting a housing option that isn't currently available in Ames. They are proposing a cottage type development with two-family attached residential units. These residential units range from one to five bedrooms. **In order to provide five bedrooms in a unit in an attached residential structure that can be rented consistent with City standards, a text amendment is required. The applicant has a made separate application to request a text amendment to the PRD zoning district to allow attached dwelling houses.**

To achieve the density of units requested by the applicant, variations to lotting and setback requirements are included within the PRD. The developer believes they have provided for high quality housing through variety of building types, architectural interest, and quality of the building materials. Staff agrees that the mix of building configurations with the architectural interest and building materials support the proposed cottage design.

The project proposal provides passive and active open space that will be available to residents within the development and meets the overall open space standards. The site exceeds 50% open space on the site when accounting for storm water treatment areas. The applicant has included a typical landscaping design for each unit. The PRD allows for the developer to propose a custom landscape plan for the overall site. It is expected to exceed typical landscape standards.

Ames does not require single-family homes to meet specific landscape requirements; however, medium density development would typically trigger buffering, parking lot, and foundation plantings. The proposed dwelling house concept is a hybrid of single-family structures at medium level of development density. This development is adjacent to an existing low density single-family neighborhood. The LUPP for policies for New Lands

encourage landscape buffers between land uses that create an effective edge between different land use densities. The buffers could include berming, trees and shrubs, or open space that creates a sufficient buffer and separation.

The developer proposes to use existing vegetation on the east perimeter of site to serve as screening with a minimal number of additional plantings. There is a larger setback area along the east side than minimum requirements (50 feet compared to 25 feet). However, the existing vegetation and fencing do not create a consistent buffer along the east side of the development.

Front yard landscaping along Lincoln Way and 500th Avenue, similar to foundation planting requirements, would be an appropriate addition to the site design. The developer has included trees along Lincoln Way, but no additional features are shown at this time on 500th Street or in addition to the trees along Lincoln Way. Therefore, Staff is recommending a condition to add front yard landscaping along the frontage of the site.

The internal landscaping for the typical buildings adds interest and quality to the design. However, the small front yard setback does create difficulty in accommodating large trees. The design includes periodic placement of street trees along the private streets to break up the long stretches of parking, but at lower planting rate than one per lot or 50 linear feet that would typically be required with a single-family subdivision.

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.

Planning and Zoning Commission Recommendation:

At the meeting of May 17, 2017, the Planning and Zoning Commission reviewed the proposed project and discuss many elements of the design. The Commission considered the proposed density of development and its consistency with the land use polices of the City and how it compared to FS-RL zoning and to apartments.

The Commission raised concerns with the ability to support future CYRide service. Staff explained that CyRide will not serve this site directly at this time and the closest stop is approximately a half mile away at the intersection of Lincoln Way and Thackery Avenue from the east edge of the site. The developer explained that they will provide a private shuttle service as they do at other properties they own.

It was questioned how stormwater and drainage to the east will be addressed. At the time of the Planning and Zoning Commission meeting the stormwater review and plan had not been completed and updated per staff comments. Staff provided an overview of the approach to the management of storm water with conditions that the plan was subject to the Municipal Engineer's approval.

The Commission also asked question about the proposed housing type and number of units. The developer, who specializes in multi-family developments, explained that an

increased number in beds in some units would make the smaller units more affordable. The attached dwelling house, in their opinion, increases the amount of green space between dwellings more than if they were built as row houses. Staff explained that the related text amendment would not allow existing PRDs to change uses without an amended plan approved by the City Council.

An adjacent property owner, at the east end of Norris Street expressed concerns over development of the property with the proposed uses. Specific concerns were expressed about traffic on Norris, landscape screening and the abrupt change from single family detached homes immediately adjacent to the proposed development. The developer noted that in February, they had held a public meeting with the adjacent residential development and the concerns were mainly related to traffic on Norris Street and storm water run-off.

With a vote of 4-3, the Commission recommended that the City Council approve the following requests for the properties at 398 South 500th Avenue:

- A. Rezone the properties from Agriculture (A) to Planned Residence District (F-PRD) with a Medium Density Base Zone; and
- B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of a text amendment to allow attached dwelling houses in a PRD district.
 - ii. Approval of final plat for creation of the proposed lots as depicted on the site plan.
 - iii. Approval of a deferment of sidewalk installation for 363 feet along the east frontage of Lawrence with the final plat.
 - iv. Recording of easements for public utilities as noted on the site plan.
 - v. Increased landscaping along Lincoln Way to provide screening similar to or exceeding the typical screening and foundation planting requirements between the residential structures and the property line.
 - vi. The final street lighting plan shall include street lights placed at the intersection of Salinger and S. 500th and of Lawrence and Lincoln Way to ensure adequate lighting of the intersections.
- C. Approval of the Preliminary Plat for The Collegiate Ames Subdivision as submitted.

Since the Planning and Zoning Commission review, the applicant has continued to work on the storm water management plan and improvements plan for the site. Since the Commission review of the project, the applicant has offered to strengthen portions of the public streets for future CyRide service and added trees along Lincoln Way to the landscaping plan.

ALTERNATIVES:

1. The City Council approve the follow requests for the properties at 398 South 500th Avenue:
 - A. Rezone the properties from Agriculture (A) to Planned Residence District (F-PRD) with a Medium Density Base Zone; and
 - B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of a text amendment to allow attached dwelling houses in a PRD district.
 - ii. Approval of final plat for creation of the proposed lots as depicted on the site plan in relation to the accompanying preliminary plat;
 - iii. Recording of easements for public utilities as noted on the site plan plan;
 - iv. Prior to occupancy of the first building, provide an updated landscaping plan for front yard landscaping along Lincoln Way and 500th Avenue consisting of a mix of trees, shrubs, and grasses as “foundation plantings” with final approval by the Planning Director.
 - v. Ensure existing landscaping and fencing is preserved and maintained and if removed that is replaced.
 - vi. Replacement landscaping or fencing along the perimeter of the site is subject to the review of the Planning Director to ensure adequate screening is accomplished in accordance with existing conditions and the City’s landscape buffer standards.
 - vii. Upon final approval of the Stormwater Management Plan, a complete printed copy of the Plan shall be submitted to the Municipal Engineer.
 - viii. Drainage District tile line utilized by the development shall be the maintenance responsibility of the developer and not the City.
 - ix. Prior to initiating development of the site, the developer shall provide evidence of approval by affected agencies relating to storm water improvements both on-site and off-site. This may include, but not limited to, Boone County, Story County, DNR, and the Drainage District.
 - x. The developer is solely responsible for securing outside agency approvals for roadway improvements and storm water improvements.
 - C. Approval of the Preliminary Plat for The Collegiate Ames Subdivision including approval of a sidewalk installation waiver in order to defer sidewalk installation for 363 feet along the east frontage of Lawrence to the property owner to the east and with the following conditions:
 - i. Public improvements plans are subject to City of Ames approval and all public right-of-way improvements must be consistent with City of Ames standard specifications.
 - ii. Modify the improvement plans to strengthen Lawrence Avenue from Lincoln Way to Fitzgerald for future use by CyRide with street section of a minimum of 9.5” of asphalt, 6” of subbase, and 6” of subbase preparation to be reviewed and approved by the Municipal Engineer.

- iii. Include required Stormwater Management Plan documentation and security with the Final Plat.
 - iv. Secure outside agency approvals for all required improvements.
2. The City Council can approve the request for rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 398 South 500th Avenue, with modified conditions.
 3. The City Council can deny the request for a PRD rezoning and accompanying Major Site Development Plan and Preliminary Plat for the properties at 398 South 500th Avenue, if the Council finds that 1) the City's policies do not support the rezoning of the site to PRD, 2) the design and layout of the site does not meet the policies or regulations of the City, and/or 3) it is not in the best interest of the City to rezone the site at this time.
 4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Evaluation of the rezoning request and accompanying development permits is twofold. The first is to consider if the proposed use and density are consistent with the goals of the LUPP and secondly does the design meet the standards and expectations for a PRD versus development under a base zoning district.

In terms of consistency with the LUPP, the City considers development broadly across New Lands as achieving an average of 5 units per acre with any one development having the flexibility of meeting individual minimum and maximum density requirements. The overall density for the proposed project is approximately 7.8 units per acre. Previously, City staff contended in 2016 that with the rezoning of the Crane Farm subdivision to FS-RM and FS-RL located to the south of this site could be found to meet the City's overall goals for density and mix of housing types with 80% single-family development area and 20% as medium density development area when considering the overall area between Lincoln Way and Highway 30, which includes the area of this proposal.

This PRD application is asking the City to consider a unique cottage home style at a higher density than single-family homes (7.8 units per net acre compared to a typical of 4 units/acre), but not at the high end of medium density levels (22.3 dwelling units/acre). The proposal can be found to be consistent with the LUPP in that it provides an alternative housing choice similar to single-family homes and that broad density and mix of housing goals can be addressed in other areas of New Lands.

Additionally, the density of development can be served by available infrastructure or by improvements to infrastructure. The developer is obligated to make improvements to roadways and utility extensions to serve the site. The site was analyzed for sanitary sewer capacity and found to be serviceable when accounting for the remaining undeveloped land to the south as single-family homes.

The applicant has chosen the PRD process due to the proposed housing type and site layout constraints. 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 lot configurations and utility improvements. It is critical to consider the design principles that rely upon site planning and landscaping to ensure adequate transition and compatibility to adjacent properties. This concept applies to both the existing neighborhood and the properties to the south that would be expected to develop with single-family homes. Staff believes the proposed development with the recommended conditions, when viewed as an overall development, does comply with the PRD requirements and design principles.

The private street layout with on-street parking is key to the development. Otherwise, off-street parking requirement might not be able to be met with the proposed housing type. The private street's maintenance, including snow removal, will be the obligation of the developer's and will not be a City responsibility.

A number of other agency approvals are outstanding for the developer before they can proceed with the development. With the conditions of approval identified above, staff finds that the project meets the design principles of the PRD and complies with the standards of the Major Site Plan and the Preliminary Plat.

Therefore, it is the recommendation of the City Manager that the City Council Commission act in accordance with Alternative #1, which is to approve the PRD Rezoning, Major Site Development Plan, and Preliminary Plat.

The alternative use or zoning for the site would include FS-RL for the majority of the site or potentially Convenience Commercial along Lincoln Way. Both of these types of zoning districts could be found to be consistent with the Land Use Policy Plan designations of Village Suburban Residential and the Convenience Commercial Node. However, staff believes that it is likely that the site would not be developed uniformly with single-family detached homes under FS-RL because of the inefficiencies of storm water facility locations, street extensions, and existing development on adjacent lots that affect the developable area of the site. The site may be more conducive to single-family attached townhome developments or a mix of single-family attached to the north part of the site and detached single-family to the south. Conceptually, development under these FS-RL scenarios may range from 75 detached homes to 140 single-family attached townhomes. Townhome development with extensive use of private streets could result in more than 140 townhomes.

ADDENDUM

PROJECT DESCRIPTION:

The project site is a parcel of land totaling 33.57 acres fronting on Lincoln Way and South 500th Avenue. The proposed development was part of a larger area that was annexed into the city on March 7, 2017. The preliminary plat for the subdivision indicates that 3 lots will be created. Lawrence Avenue, a public street will run north-south through the site. Norris Street will be extended to the west to connect with Lawrence Avenue.

The proposed PRD project includes 120 attached dwelling houses, for a total of 240 units spread across the 3 lots. The units will front on a private street network. There is a maintenance building with one housing unit on Norris Street. The PRD will include common open space areas throughout the site and some amenities, such as a clubhouse, pool, basketball court, gazebo, and others. The parking for the development will be provided as on street parking on the private streets. The Zoning Ordinance requirements specify that a minimum of 1 space per bedroom be provided for each dwelling house unit. Single bedroom units would be subject to the minimum 2 parking space standards of a single-family dwelling.

The proposed development will have an 8-foot shared use path along the Lincoln Way frontage. The path will extend to the east to Wilder Boulevard in order to provide a connection to the existing shared use path network. The development will have sidewalks on both sides of all private and public streets, with the exception of a 363.50 foot segment on the east side of Lawrence Avenue, north of Norris Street. 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)). The homeowner to the east, who is not part of the development, does not want a sidewalk adjacent to their property.

Staff believes that including sidewalks is consistent with city policy in conventional developments. However, in this specific instance there will be no residential units on the east side of the segment of Lawrence Avenue. Section 23.403(14)(c) allows for a developer to request a deferment for the installation of sidewalk if the installation of the sidewalk is premature. The developer believes it is premature as it should be the responsibility of any future development of the abutting 5508 Lincoln Way site as its frontage improvements. Section 23.403(14)(c) requires an agreement between the City and the property owner for future installation along with some type of financial security. The developer is not requesting an agreement or financial security for the deferral, so a waiver of sidewalk installation would be appropriate to meet the request. The City Council can approve a waiver of sidewalk installation at this time and include a condition that is be installed with any future development at 5508 Lincoln Way (Section 23.103). Alternatively, if the Council rejects the request the developer would need to construct a five-foot sidewalk.

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 52.6% open space. The sidewalks along Lincoln Way and the private street network allow for an interconnected sidewalk system and provides for access and pedestrian use throughout the development. There is an interior sidewalk that connects the west side of the development with the area where the clubhouse, pool and other amenities are located.

Street trees within a subdivision are required per the Subdivision Code, Section 29.402, for residential subdivisions along both sides of the street to be spaced between 30 and 50 feet. The applicant is proposing street trees along both sides of Lawrence Avenue and Norris Street as indicated on the submitted Street Tree Planting Plan in accordance with the minimum subdivision requirements. Street trees are shown along private streets throughout the development, but at a lower standard than the public street requirement. Street trees are not shown along the perimeter streets.

The developer proposes to use the existing vegetation and fencing to screen this development from adjacent properties, to the east and to the south. Additionally, the developer will utilize existing landscaping and fencing abutting the commercial property for screening. Most of the existing vegetation and fencing exists on the adjacent property and not on this site. Based on the New Lands policies of the LUPP, additional buffering on the perimeter of the development should be considered by the developer. Added landscaping or fencing could be added in order to create and a more consistent landscape buffer and screen. If vegetation or fencing is removed that is shown as part of this landscape plan, it will need to be replaced with Planning Director approval to demonstrate compliance with City fencing and bufferyard requirements.

Staff is also requesting that the developer provide foundation plantings of the buildings adjacent to Lincoln Way and S. 500th Avenue as residential front yard landscaping typical of multi-family development. This would be consistent with required foundation landscaping in a medium density development of apartments. The developer did submit and updated landscaping plan with 7 trees between the north building and Lincoln Way. However, the proposed landscaping does not include grasses or shrubs to provide variety and interest as is expected for front yard landscaping.

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. A table has been included to compare this development as an F-PRD against the site development requirements for a typical RM zoned development.

DEVELOPMENT STANDARDS	RESIDENTIAL MEDIUM DENSITY	THE COLLEGIATE PRD Typical Minimums, Assumed Lot Lines
Minimum Lot Area:	3,500 sf per unit for the two family units	5,538 sf per unit for two units
Building Setbacks: Front Lot Line	25 ft.	Private Streets 14 ft. to building 10 ft. to porch 25 feet to Public Streets
Side Lot Line	8 ft. for 2 stories	5 ft. minimum
Rear Lot Line	25 ft.	25 ft.
Minimum Frontage:	35 ft @ street line 50 ft @ building line	47 ft. – 67 ft. typical

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 29.1203(2).

The proposed attached dwelling house development type could be developed under the FS-RM regulations, however, the layout and site regulation associated with the FS base zones does not permit the use of private streets or the development of lots without frontage on a public streets as the PRD plan is proposed. It allows for multiple buildings on a lot that are not apartments. The PRD zoning designation allows for the proposed private streets to accommodate the interior oriented dwelling unit layout on private streets and for residential units to not be on individual platted lots.

Infrastructure. The site will be fully served by City infrastructure. Sanitary sewer and water will be installed as part of the development. The water connection will come from the north side of Lincoln Way. Water lines will need to be extended along Lincoln Way to the western boundary of the proposed development and looped through the site. The sewer connection will come east, just south of Norris Street from the existing residential development. Electric Services will be supplied by Alliant Energy, 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.

Storm Water. The Public Works Department has reviewed the materials submitted for the storm water management plan. The plan relies upon substantial changes to Drainage District Facilities, grading on adjacent properties, and changes to the 500th Avenue drainage ditch and culverts to meet all quality and flow requirements. Additional agency sign offs are still outstanding to ensure the plan can be executed as proposed. Additionally, the plan needs additional details concerning the 100-year water levels and the project must meet building protection requirements in relation to the 100-year water levels of the storm water facilities. Staff has reviewed the most recent submittals and determined that the project will conform to CHpater 5b requirements and

include appropriate finished grade elevations for homes adjacent to storm water facilities.

Access. Vehicular access is provided to the site from Lincoln Way, South 500th Avenue, and Norris Street. Pedestrian connection will be made from Norris Street to the project site and along Lincoln Way. A shared use path be extend along Lincoln Way to Wilder Avenue as well.

Bus service is currently not available to the property. The nearest bus stop is approximately ½ mile to the east of the site at Thackeray and Lincoln Way. Lincoln Way and S. 500th Avenue are high order streets for the City and would be able to sustain the weight of a bus in the future. However, local streets (Lawrence and Norris) are not capable of supporting the weight of bus without strengthening of the pavement section. The City would strengthen a roadway to a minimum of 9.5 inches of asphalt, 6" of subbase, and 6" of subbase preparation to ensure a sustained useful life to road that carries standard sized buses. To circulate bus into the site would require additional improvements to the public roadways.

CyRide does not believe complete north south circulation on Lawrence is necessary due to no specific route plan, but that some access could be provided for more convenient service to the development. There are two options to circulate a bus into the site and back to Lincoln Way. A bus could be routed down Lawrence to the central clubhouse area and then return to Lincoln Way. This option would require strengthening of Lawrence to the south intersection with Fitzgerald at the time of initial construction. This design would rely upon looping through the private street of Fitzgerald for returning to Lincoln Way. The developer would need to determine how they would improve or plan for bus circulation along Fitzgerald at the time the bus service could be provided. The second option would to circulate on Lawrence to Norris and then back to Lincoln Way along Wilder Avenue. Strengthening would be needed within The Collegiate upon initial construction and the City would need to determine pavement needs for the existing sections of Norris and Wilder at a future time when bus service is possible. After discussion with the developer, their preference is for the first option if it necessary to provide improvements for future bus service.

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. A Convenience Commercial Node exist at the intersection of Lincoln Way and County Line Road. The existing zoning of the property is Agriculture (A). *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). On its own, the site does not meet the 40 acre standard for Village zoning. 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 its 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. The design principles of F-PRD articulate the needed findings for support of the rezoning.

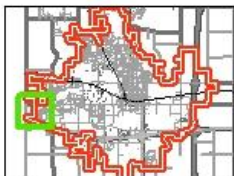
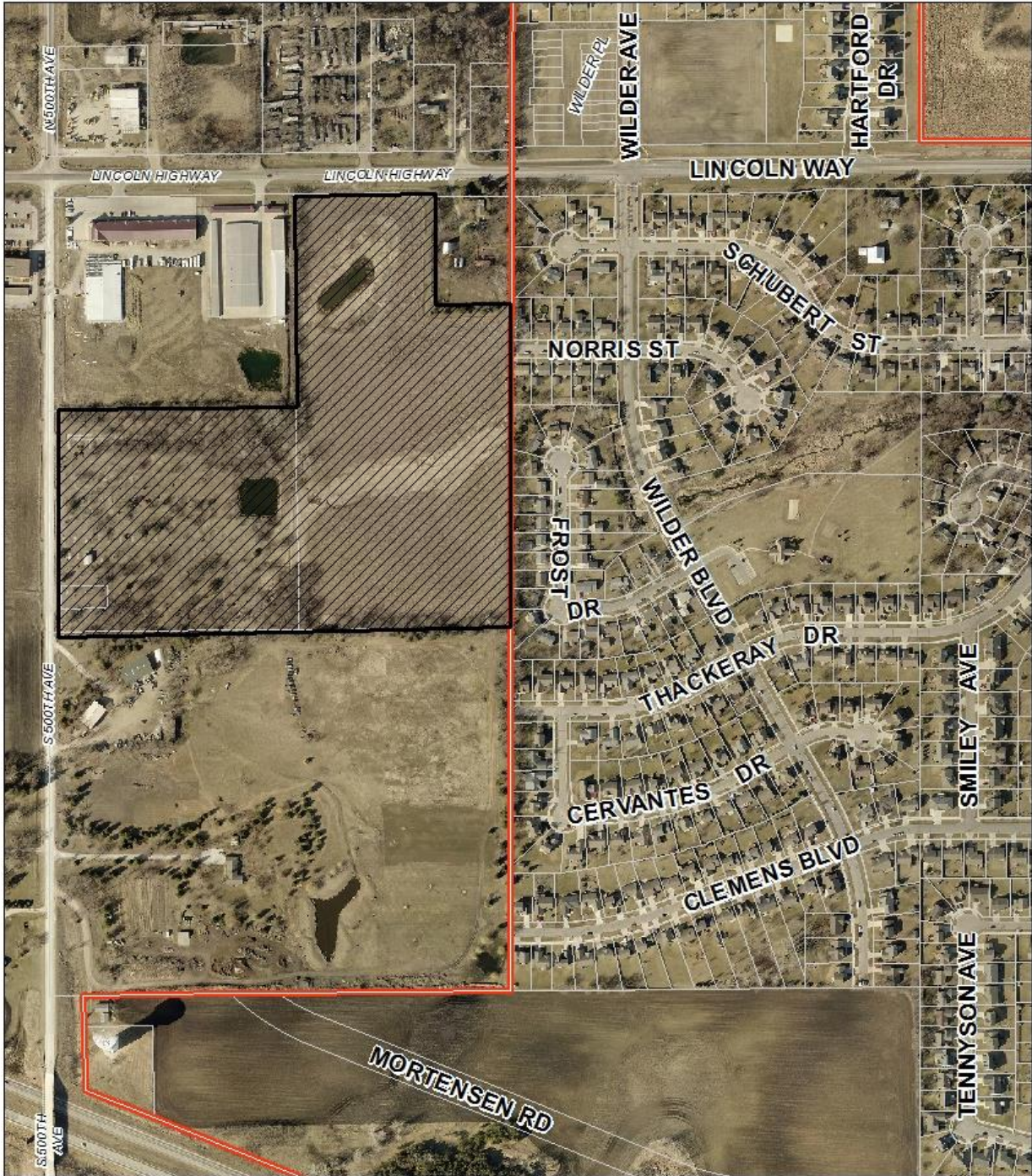
Although the north frontage of the site along Lincoln Way could be rezoned to Convenience Commercial Node, the developer does not believe the site would support commercial development at this time. Additionally, there are other already developed commercial sites in the area that do not necessitate reserving commercial land on this site as other opportunities exist in close proximity to the Node.

Additionally, the LUPP under Chapter 2, New Lands Policy Options, identifies an expected mix of land area as 80% single-family and 20% medium density for areas designated as New Lands. The proposed use is similar to multi-family and at the medium density development range at approximately 7.8 units per acre. No one project must meet this mix, but continued evaluation of growth and development trends by the City is needed to track our growth and meet our targeted mix. As a whole, the City has achieved the targeted mix with approximately 14.3% (approx. 92 of 643 gross acres as of fall 2016) of residential area in “New Lands” has been designated for multi-family housing since 2000. In addition, a substantial number of additional multi-family housing dwelling units have also been constructed through redevelopment projects and rezonings to RH that were not located within New Lands areas.

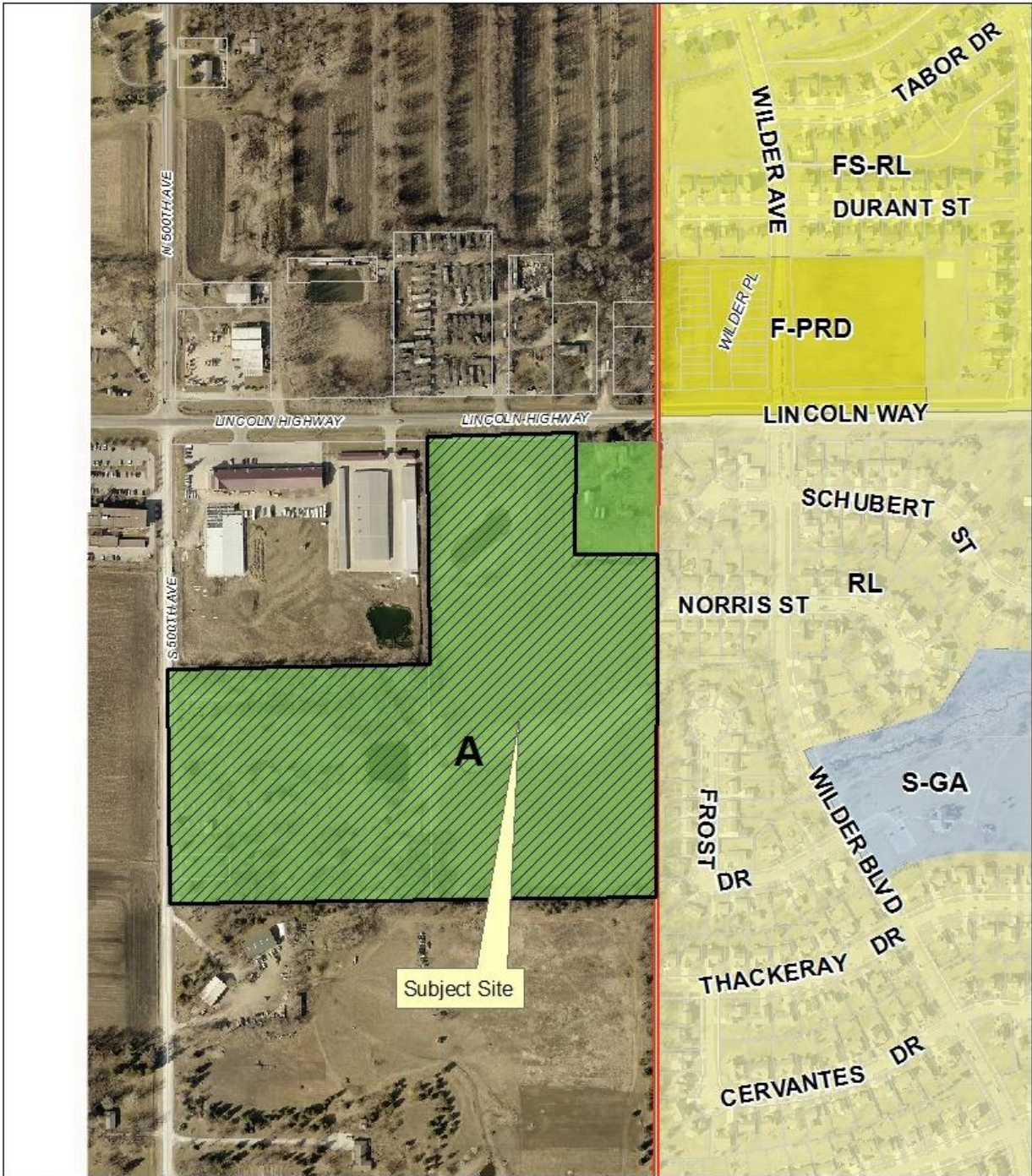
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received. The developer held an outreach meeting in February near the time of the annexation approval. One member of the public spoke at the Planning and Zoning Commission hearing on the proposed project.

Attachment A

Location and Existing Zoning Map



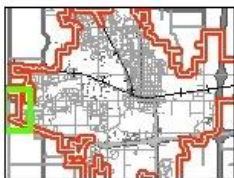
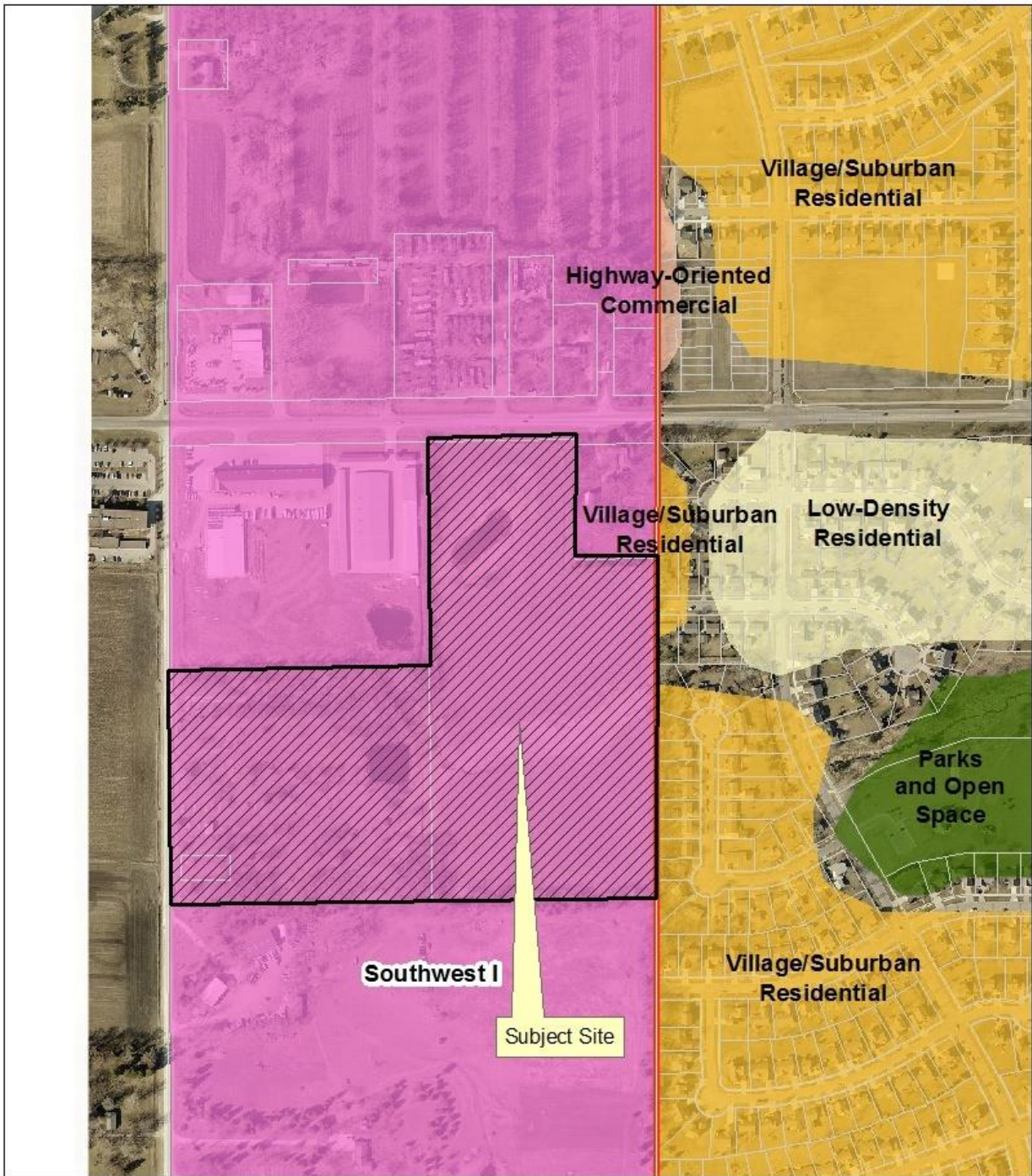
**Preliminary Plat and
Planned Residential Development
398 S 500th Avenue**



Location and Existing Zoning Map
398 S 500th Avenue
(The Collegiate Subdivision)

Attachment B

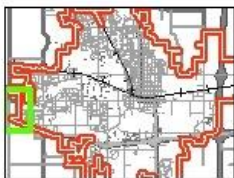
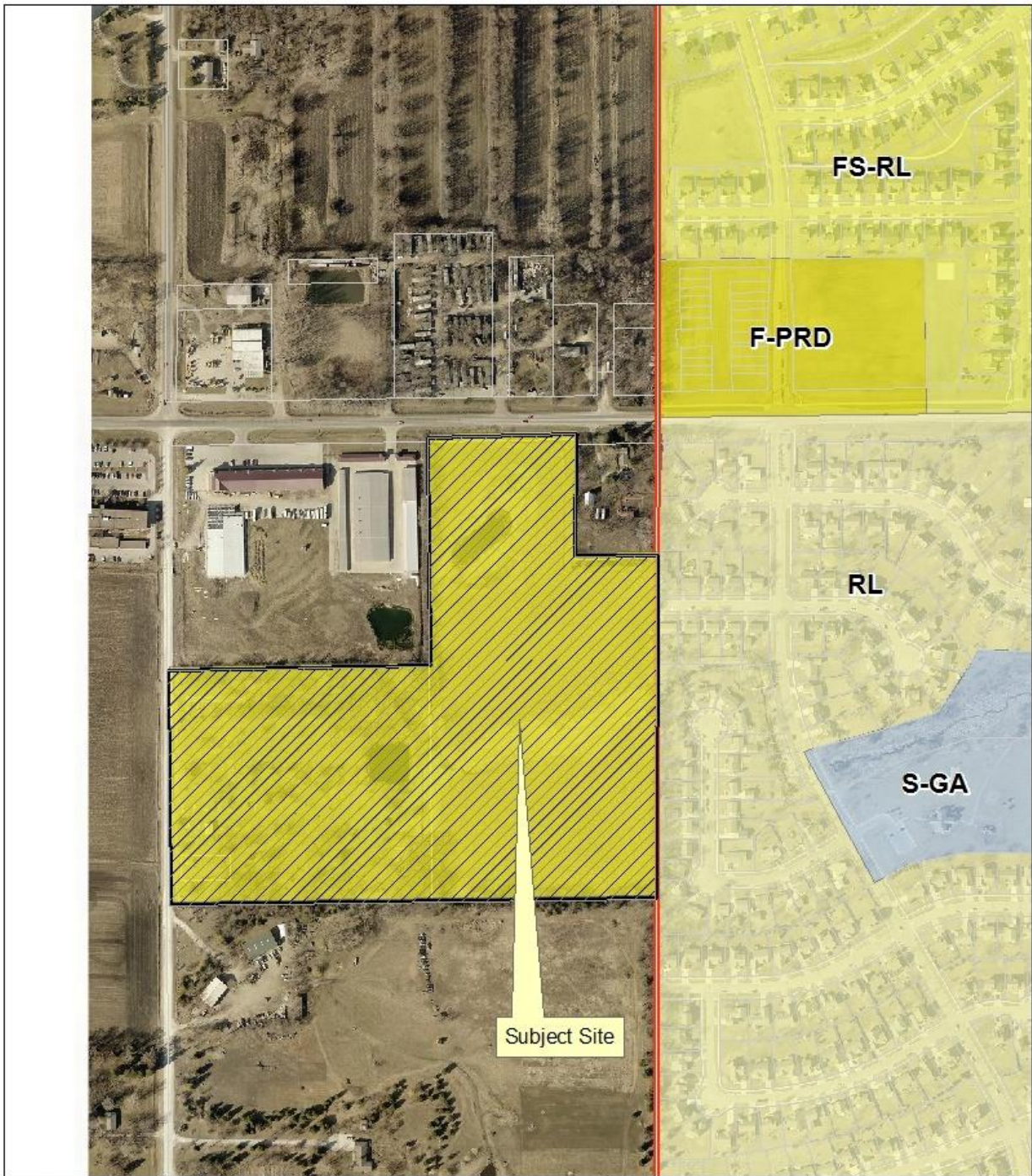
Land Use Policy Plan Future Land Use Map



Land Use Policy Plan Map
398 S 500th Avenue
(The Collegiate Subdivision)

Attachment C

Proposed Zoning



Proposed Zoning Map
398 S 500th Avenue
(The Collegiate Subdivision)

Attachment D

Applicable Policies and 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. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.

2.B. *Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.*

2.C. *Ames seeks a development process that achieves greater compatibility among new and existing development.*

2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.

2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

6.A. Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.

6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

6.D. Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and

(3) expediting development by targeting areas for public and private cooperative efforts.

- 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.

Sec. 29.1203. “F-PRD” PLANNED RESIDENCE DISTRICT

(1) **Purpose.** The F-PRD is intended to provide for development of a variety of innovative housing types, including: attached and detached dwellings, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.

(2) **Planned Residence District Development Principles.** Property developed according to the requirements of this district shall create 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 Base Zone requirements. Innovation and flexibility in the design and development of the property shall create a more efficient and effective utilization of land. Property that is zoned F-PRD shall adhere to the following development principles:

(a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations;

(b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining the density of use, as provided for in the Land Use Policy Plan and the underlying base zone regulations;

(c) Promote innovative housing development that emphasizes efficient and affordable Home ownership and rental occupancy;

(d) Provide for flexibility in the design, height and placement of buildings that are compatible with and integrate with existing developed neighborhoods and the natural environment;

(e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceeds the underlying zone development standards, more recreation facilities than would result with conventional development, and pedestrian and vehicular linkages within and adjacent to the property;

(f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies and other unique site features through the careful placement of buildings and site improvements; and

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

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the Zoning Map. A Zoning Map Amendment as described in Section 29.1507(2) may be approved provided the City Council makes the following findings:

(a) The designation is consistent with the Land Use Policy Plan;

(b) The development complies with all requirement of Article 29.1203 as stated herein;

(c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.

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 for subdivision design.

Ames Municipal Code Sec. 23.103. WAIVER/MODIFICATION

1. *Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the*

purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided, however, that such modification or waiver shall not have the effect of nullifying the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived.

Ames Municipal Code Sec. 23.403.14 (Sidewalk Deferral)

(c) A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of the sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.

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 attached dwelling house development with a private street network allows the site layout to be similar to that of a single-family or single-family attached subdivision. The attached dwelling house is a new housing type that would be allowed only in a PRD.

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 an approximate density of 7.8 units per net acres which is anticipated in the Village Suburban Residential Land Use designation as well as within the medium density base zone density requirements. The proposed layout allows for a large amount of open space and common area for the development while maintaining the existing natural topography.

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

All units provided for in this development will be attached units. Some of the attached units will be considered a dwelling house. A dwelling house is a residential unit in which five bedrooms are allowed. The proposed development will be entirely rental and rented by the bedroom. All the buildings will be attached units, but the number of bedrooms in each unit will vary between one and five bedrooms across the entire development.

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 residential units will be designed in a manner that resembles single family homes. There will be varied colors, styles, and details. Example elevations have been included as Attachment J.

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, this is a residential attached development. The developer is providing the required open space for the development through the use of the large open space and provided amenities, such as a pool, fire pit, gazebo and other features.

All of the parking will be provided as on-street parking along the private streets. The developer is also proposing pedestrian connections throughout the site and to Lincoln Way.

- 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 development is working with the existing topography and expanding the water features. This will help alleviate flood issues in the neighborhood to the east and provide a site amenity. To do this much of the existing site will be altered.

- 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 will be able to be extended in order to serve the site. No changes to the street system are proposed. Sanitary sewer and water are available through connection to the east and north, respectively. Electric Services will be supplied by Alliant Energy. The design includes private streets that creates efficiency with less area devoted to rights-of-way and requires private maintenance compared to public streets.

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 33.57 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 7.8 units per net acre. This density is consistent with the FS-RM base zone which allows for a density range of 7.26 to 22.31 units per acre.

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.***

In this PRD, none of the residential structures or clubhouse will exceed two stories. This is consistent with the existing residential development to the east and is in compliance with what is allowed in an FS-RM district.

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

This development is exceeding the bulk standards for minimum building setbacks and yards as set by the RM base zone supplemental development standards. There are three large lots for use of development. Each lot has several residential structures on it. The residential structures will not have a required side yard setback between them, since there are no lot lines between them. However, none of the buildings will be closer than ten feet. Perimeter setbacks comply with RM 25-foot rear yard setback requirements. Front yard setbacks along public streets also are a minimum of 25 feet.

5. ***Parking Requirements.***

The parking for the development will be provided along the private streets throughout the development. The Code requirement for parking varies from 2 stalls per unit to one stall per bedroom for a dwelling house. The parking requirement is based on the unit type. The provided parking exceeds what is

required. No additional parking is required of the clubhouse as it is accessory to the residents of the development.

6. *Open Space Design Requirements.*

The open space proposed includes common open space areas. 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 exists throughout the development. As well as an amenity area that consists of a fitness center, pool, grilling stations, basketball, and volleyball courts.

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 56% open space. The common open space proposed will be maintained by the developer. This meets the requirements of the F-PRD zone.

8. *Open Space Improvements and Amenities.*

The Plan includes areas for both active recreation and passive open space.

9. *Maintenance of Open Space and Site Amenities.*

All open spaces will be maintained by the developer.

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 is currently reviewing the storm water management plan. City staff is continuing to work with the developer to finalize the plan and has included conditions identifying needs changes and that additional agency approvals are required.

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 the proposed development. Sanitary Sewer is the only known constrained service for the area. There are downstream limitations for future flows. However, modeling indicates this site can be served at the proposed density when accounting for future single family development to the south.

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 public street, Lawrence Avenue. The private street network has been review and found to meet the needs of the fire department and fire truck circulation. Phasing of construction will require coordination with the Fire Department to meet fire protection requirements.

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. The water features have been enlarged to help reduce potential future flooding within this site and the subdivision to the east.

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

The development includes storm water treatment facilities in the center of the site that was an existing low area and man-made pond. The developer proposed to maintain existing vegetation along the perimeter of the site.

- 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 vehicular access off Lincoln Way and S 500th Avenue. The improvements to Lawrence include turn lanes. The on-site sidewalks will connect the site together. The eight-foot shared use path along Lincoln Way will extend to the east and tie in with the existing shared use path network.

- 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. Dumpsters will be located within an enclosure. If those enclosures are visible to surrounding property owners additional landscaping has been proposed around the enclosures. Parking will be provided as on street parking throughout the private street network.

- 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.***

Norris Street will be extended into the development from the east. However, none of the proposed residential structures front on Norris Street. There is no on street parking proposed on Norris Street. Lawrence Avenue will serve as the collector street within the development and carry traffic to Lincoln Way.

- 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.***

A street lighting plan was provided to the developer by Alliant Energy. Street lighting along the perimeter of the site is not required, with the exception of at intersections with streets.

- 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 layout of individual residential structures is proposed to meet the development standards of the PRD zone site coverage and open space requirements for the development. The individual residential structures will comply with the RM base zone supplemental developmental standards for height and perimeter setbacks. Th

The proposed housing type and layout of the development is compatible with the character and scale of the surrounding single family home developments. The design of each home include architectural details and design features that create visual interest and enhance the residential appearance of the buildings. The design does have a somewhat denser pattern of housing due to smaller building to building setbacks and narrower than normal assumed lot line spacing. The developer has oriented some units perpendicular to the street to break up the monotony of repeated homes.

A new housing type is proposed for this development, attached dwelling house. This allows for a five bedroom residential unit to be attached to another residential unit. A separate request for a text amendment, if approved, would allow for the housing type only within a PRD. Common and private open areas meet the quantitative standards of the code.

Attachment H Applicant's Statement



TRINITAS
201 Main Street, Suite 1000
Lafayette, IN 47901
phone: (765) 464-2800
fax: (765) 464-2804

RECEIVED

APR 07 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

MEMORANDUM

Re: Trinitas Response to the F-PRD Application Packet

3/22/17

To the City of Ames Department of Planning and Housing:

Trinitas Development LLC (applicant) would like to formally submit for the applicable Rezoning, Text Amendment to the Zoning Ordinance, and Preliminary Plat Approval of a Major Subdivision. In regards to the Planned Residence (F-PRD) Development Application Packet, please find the below responses and attached materials per application requirements.

- **Property Address/General Location:**

“Parcel 1:

Lots 1 through 39 and A Street and B Street and the West 33.00 feet of said Northwest Quarter lying adjacent to the West line of said Lots 1-8, all in Seymour Heights Subdivision in the Northwest Quarter; all in Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Parcel 2:

The West Half of the Northwest Quarter of Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa,

Except the South 40 Acres thereof, and

Except Seymour Heights Subdivision therein, and

Except a tract of land described as follows: Beginning at the Northwest Corner of said Section 7; thence running East, 783 feet along the north line thereof; thence South, 747 feet; thence West, parallel with the North line of said Section 7, 791.65 feet to the West line of said Section 7; thence North, 747.05 feet along said West line to the point of beginning, and

Except a parcel described as follows: Commencing at the Northwest Corner of said Section 7; thence East, 1247 feet along the North line thereof; thence South 80 feet to the point of beginning; thence East 250 feet; thence S1*25W, 348.5 feet; thence West 250 feet; thence N1*25E, 348.5 feet to the point of beginning, and

Except all roadways and easements of record previously granted to the State of Iowa, Story County, Iowa, or others.”

- **Property Owners:**
Parcel 1- John Crane, 632 N 500th Ave. Ames, IA 50014.
Parcel 2- Dr. George Belitsos, Dr. Peter Wolfe, 5508 Lincoln Way Ames, IA 50014
- **The Name of the Proposed Subdivision and/or proposed development:**
Trinitas Development LLC has initially been referring this project as ‘The Collegiate Ames’, but will likely be officially branded at a later date.
- **The name, address, and other pertinent information about the property owner, the applicant, or other preparer of the proposal for a Planned Residence Development:**
Applicant and Current Owner’s info provided elsewhere, please also find Civil Engineer information:
Fox Engineering, Scott Renaud, 414 S 17th St. Suite 107, Ames IA 50010
- **North Arrow and the preparation or submission date:**
Please see/reference date on Major Site Development Plan submission with this application.
- **The general location, areas, and dimensions of any lots to be platted by the proposed subdivision:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The general location of any existing or proposed infrastructure including water mains, sanitary sewer mains, storm sewer mains, and facilities and other infrastructure:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The location, width and character of all existing and proposed utility easements on or abutting the area of land proposed to be subdivided:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **An indication of the land use of each lot in sufficient detail to determine compliance with the requirements of the Zoning Ordinance and other requirements of the City:**
All three lots will be zoned under this F-PRD application. Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The Pattern of Surface water drainage on the tract; and, the development potential of abutting property:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal. Specifically, the Campus Fortress

property's drainage will be improved by this development, and future developments to the South of this site will also have paved access along with the required setbacks and natural buffers.

- ***Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations. Explain how the proposal meets this Development Principle:***

This proposed F-PRD would allow for the development of a village or 'cottage' style development that is not currently in Ames. The development will be pedestrian and bicycle oriented and friendly, it will offer outdoor and indoor amenities, and it will aesthetically form a cohesive sense of place and community while meshing with surrounding neighborhoods. The use of the proposed product or building type and offering of indoor amenities and clubhouse space would not be possible in underlying zoning regulations.

- ***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. Explain how the proposal meets this Development Principle:***

The proposed development of this currently unused land will have a density level is consistent with the Land Use Policy Plan as noted previously. The land is within the "Southwest 1 Allowable Growth Area" as well as having a "Village/Suburban Residential" designation upon annexation.

- ***Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy. Explain how the proposal meets this Development Principle:***

The proposed development will be innovative rental housing occupancy option that does not yet exist in Ames. The development of this project will likely provide a more efficient housing solution than more traditional single family home neighborhoods that are currently being used as 'rentals'; thus providing an opportunity for these existing neighborhoods to return to their originally intended Owner Occupied orientation.

- ***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. Explain how the proposal meets this Development Principle:***

The proposed building heights, sizes, and spacing allow for seamless integration with neighboring subdivisions. Also, the proposed development will retain and expand existing aspects of the topography and water features to improve the area's storm drainage.

- ***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. Explain how the proposal meets this Development Principle.

The proposed buildings within the development will utilize durable and quality exterior materials such as 'hardie' board panels and planks. The building color scheme will also create a sense of place within the development. With the use and expansion of existing water features, the extension of an 8' wide shared use path to the development, and the construction of an indoor/outdoor amenity building this proposed development exceeds underlying standards. Landscape features are also to be prominent throughout the development.

- *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. Explain how the proposal meets this Development Principle.*

Again, the proposed development will utilize existing topography and expand water features to their benefit along with proper improvement as to reduce or eliminate current neighboring flood issues.

- *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. Explain how the proposal meets this Development Principle.*

The proposed development will mainly be served via existing utilities off of Lincoln Way and sewer systems located in the east neighboring development. All systems have been noted to have capacity to serve this development and extensions beyond this proposed development site will be made for future developments.

-
- *Planned Residence District (F-PRD) Floating Zone Permitted Uses. The uses permitted in the F-PRD zoning district is set out in Table 29.1203(4) of the Zoning Ordinance, and include as principal uses: single family house, two family house, apartment building and townhouse. List the types of principal uses that will be included in this PRD project, the number of each type of structure, and the number of dwelling units in each structure.*

1. Attached Dwelling House (See Text Amendment Application)
2. Resident Recreational Facility (Permitted Accessory Use per Table 29.1203)
3. Potential for Single Family House

-
- *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. What is the residential density (dwelling units per acre) for each base zone designation in this PRD project?

The density of this project is approximately 7.8 units per acre. This density level dictates that the 'underlying base zone' would be RM as this range is 7.26 units per acre to 22.31 units per acre. Note that our density level is at the lower end of the RM zone.

- ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods. Explain how this PRD project meets this supplemental standard.***

The proposed project is not only compatible with the adjacent neighborhoods, but also with the 'underlying base zone' (RM) which has a limit of 4 stories. The proposed project has Attached Dwelling Units and other uses (clubhouse) that do NOT exceed 2 stories.

- ***Minimum Yard and Setback Requirements. There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone. Explain how this PUD meets this supplemental standard. Also clearly show on the Major Site Development Plan all actual setbacks to the public right-of-way, to private streets and drives, to the exterior boundary of the area zoned PRD, to internal lot lines and distances between structures.***

This PUD/F-PRD not only meets the supplemental standard for the 'underlying base zone regulation, it exceeds it.

- The setback from Lincoln Way is approximately 25',
- the setback from the eastern subdivision development is approximately 50',
- the setback from the southern undeveloped property is approximately 30'
- and the setback from the western boarder (500th ave.) is approximately 25'.

Spacing between structures is at least 10' as driven by fire code.

- ***Open Space Design Requirements. Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Features may include: Larger recreation areas for all residents of the PRD; Miniparks for selected residents; Pedestrian open space systems; and Environmental features, drainage ways, flood prone areas, and other areas of geologic, cultural and historic significance. Describe the open space features that are proposed as a part of this PRD project and explain how this supplemental standard is being met.***

The major site plan shows how the site is utilizing existing water features as well as creating another water/pond feature by way of improving the local storm water and drainage systems. The clubhouse area of the site will be a major recreation area for our residents- it will include a fitness center, study and conference room space, a swimming pool, and grilling stations. Sidewalks and other pathways will be plentiful throughout the

site and will also be connect to a shared use path along Lincoln Way. A gazebo and other outdoor recreation spaces such as a volleyball court are also being considered.

- ***Open Space Area Requirement. The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. These standards are: Residential Low Density – 40% open space; Residential Medium Density – 40% open space; and Residential High Density – 35% open space. What is the actual percentage of open space for each base zone in the PRD project?***

As RM density dictates, the proposed project will achieve greater than or equal to 40%. Please see Major Site Plan for specific calculation.

- ***Open Space Improvements and Amenities. Open Space and amenity features shall include such features as: Pathway systems; Clubhouses and meeting room facilities; Playground facilities; Swimming pool improvements; Tennis courts; volleyball improvements; Picnic shelters; and Other similar improvements. Describe the open space improvements and amenities that will be provided for this PRD project, and locate all these improvements and amenities on the Major Site Development Plan.***

The clubhouse area of the site will be a major recreation area for our residents- it will include a fitness center complete with cardio and weight equipment, study and conference room space, a technology station, a swimming pool, and grilling stations. Sidewalks and other pathways will be plentiful throughout the site and will also be connect to a shared use path along Lincoln Way. A gazebo and other outdoor recreation spaces such as a volleyball court are also being considered. Also see Major Site Plan.

- ***Maintenance of Open Space and Site Amenities. Open space and site amenities for areas developed as a PRD project shall be in the ownership maintenance responsibilities of a Homeowner's Association. Attach a copy of the proposed Homeowner's Association Declaration of Covenants and Restrictions with this application for approval of a PRD project.***

This proposed project is intended to be managed and owned by affiliated entities that rely on these Open Space and site amenities to sell leases. It is believed this requirement is meant for developments that sell off individual lots, with common area and site amenities needing an Association to define improvement/maintenance protocols. If required, Trinitas can provide a statement or show maintenance procedures that detail how Site Amenities are to be maintained and kept in service.

-
- ***The designation is consistent with the Land Use Policy Plan (LUPP). Explain how the proposal meets this requirement for rezoning.***

The Purpose of the F-PRD as stated in the Sec. 29.1200 FLOATING ZONES: (1) Purpose. The "floating" zone concept provides flexibility in determining the style and layout of residential development in newly-annexed areas of the city that the Land Use Policy Plan designates as Village/Suburban Residential or that the Ames Urban Fringe Plan designates as Urban Residential.

Also, per Planning and Housing staff's most recent Council Action form dated 03-07-17 (item 28a&b): "Lands within the Urban Residential designation [which this project is] are intended for future annexation into the City with development of **urban densities and design standards**. Lands designated as Highway Oriented Commercial may be annexed into the City if it is within an Urban Service Area designation. If approved for annexation, the LUPP designation would be "Village/Suburban Residential", **allowing for a broad range of residential development types.**"

- *The development complies with the requirements of Section 29.1203, "F-PRD" Planned Residence District. Explain how the proposal meets this requirement for rezoning.*

The Purpose of the F-PRD as stated in the Sec. 29.1203: The F-PRD is intended to provide for development of a **variety of innovative housing types**, including: **attached and detached dwellings**, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, **development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.**

This proposed project meets the purpose of the F-PRD very well in that:

1. It provides a housing type/product that is not yet in Ames.
2. Its integrated design includes Open Space, Site Amenities, and Landscaping that exceeds the underlying requirements.

- *The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated. Explain how the proposal meets this requirement for rezoning.*

A utility Will Serve letter has been received for Gas and Electric, both of which are utilities with close proximity to the site. Water, Sewer, and Storm have been coordinated with the Public Works Department and also in close proximity to the site. These utilities are also being 'improved or extended' as part of the Trinitas pre-annexation agreement. Telecommunications are also abutting the site.

- *The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or F-S zoning designation. Explain how the proposal meets this requirement for rezoning.*

Yes. This is the case. F-PRD has been discussed as a valid and appropriate approach for this potential project with the Department of Planning and Housing for over 6 months.

Attachment J



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DEPT. OF PLANNING & HOUSING



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

ORDINANCE NO. _____

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

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

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 398 South 500 Avenue (Collegiate Ames Subdivision), is rezoned from Agricultural (A) to Planned Residence District (F-PRD).

Real Estate Description:

Parcel 1: Lots 1 through 39 and A Street and B Street and the West 33.00 feet of said Northwest Quarter lying adjacent to the West line of said Lots 1-8, all in Seymour Heights Subdivision in the Northwest Quarter; all in Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Parcel 2:

The West Half of the Northwest Quarter of Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Except the South 40 Acres thereof, and

Except Seymour Heights Subdivision therein, and

Except a tract of land described as follows: Beginning at the Northwest Corner of the said Section 7; thence running East, 783 feet along the north line thereof; thence South, 747 feet; thence West, parallel with the North line of said Section 7, 791.65 feet to the West line of said Section 7; thence North, 747.05 feet along said West line to the point of beginning, and

Except a tract of land describe as follows: Commencing at the Northwest former of said Section 7; thence running East, 1247 feet along the North line of thereof; thence South 80 feet to the point of beginning, thence East 250 feet; thence S1°25W, 348.5 feet; thence West 250 feet; thence N1°25E, 348.5 feet to the point of beginning, and

Except all roadways and easements of record previously granted to the State of Iowa, Story County, Iowa, or others.

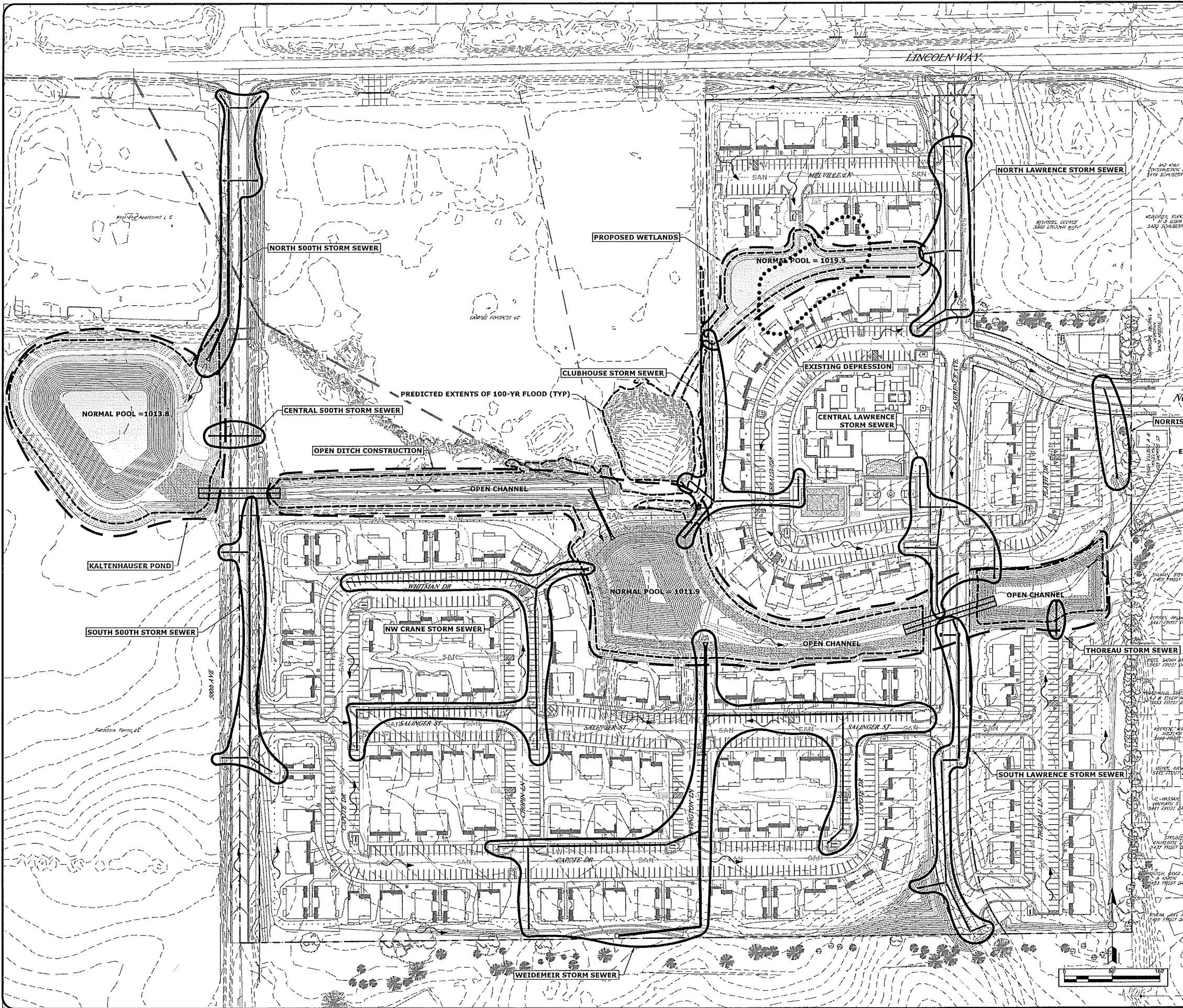
Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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



PROPOSED STAGE AND SEQUENCE PLAN FOR GRADING, DRAINAGE, CULVERTS AND STORM SEWER

THESE DIRECTIONS ARE INTENDED TO BE A GUIDE FOR THE CONSTRUCTION. ANY DEVIATION OF THESE DIRECTIONS NEEDS TO BE INCLUDED IN THE REPORTING OF THE STORMWATER POLLUTION PREVENTION PLAN.

1. CONSTRUCT A TEMPORARY OPEN CHANNEL ALONG THE ALIGNMENT OF THE PROPOSED CHANNEL. THE CHANNEL MUST BE FUNCTIONAL TO CONVEY TILE DRAINAGE DURING CONSTRUCTION.
2. REMOVE THE DRAINAGE DISTRICT TILE TO THE LIMITS SHOWN ON THE PLAN WITHIN THE COLLEGIATE DEVELOPMENT. THE REMAINING TILE MUST REMAIN FUNCTIONAL AND OPEN DURING CONSTRUCTION. WHERE OUTSIDE THE LIMITS OF THE OPEN CHANNEL, THE BACKFILL SHALL BE PLACED AS BUILDING FILL IN ACCORDANCE WITH THE SOIL REPORT. WHERE INSIDE THE LIMITS OF THE OPEN CHANNEL OR POND, COMPACTED BACKFILL IS NOT REQUIRED. CONSTRUCT THE OUTLET FOR THE DRAINAGE DISTRICT TILE ON THE CAMPUS FORTRESS PROPERTY.
3. CONSTRUCT THE OUTFLOW CONTROL STRUCTURE ON THE DRAINAGE DISTRICT TILE USED AS AN OUTLET FROM THE DEVELOPMENT.
4. GRADE AND STABILIZE THE EARTH BERM OUTLET AS PER THE PLANS.
5. EXCAVATE THE CHANNEL TO PLAN GRADES IN THE PROCESS OF GRADING OPERATIONS.
6. DRAIN THE EXISTING DEPRESSION IN THE NORTH PART OF THE SITE TO ALLOW FOR GRADING OPERATIONS.
7. EXCAVATE THE PROPOSED WETLAND IN THE NORTH PART OF THE SITE.
8. CONSTRUCT THE REMAINING OPEN CHANNEL ALONG THE SOUTH SIDE OF CAMPUS FORTRESS. INSTALL THE LOW FLOW CULVERT BETWEEN CAMPUS FORTRESS AND THE COLLEGIATE.

9. GRADING OPERATIONS WILL PROCEED FROM THE NORTH PART OF THE SITE COUNTER CLOCKWISE TO 500TH AVENUE.
10. STORM SEWER WILL BE INSTALLED AFTER WATER AND SEWER CONSTRUCTION IS COMPLETED.
11. STORM SEWER WILL BE INSTALLED IN THE FOLLOWING ORDER (ASSUMING THE GRADING OPERATIONS ARE COMPLETED):
 - a. NORTH LAWRENCE STORM SEWER
 - b. NORRIS STORM SEWER
 - c. CLUBHOUSE STORM SEWER (INCLUDING OUTLET CONTROL FOR THE CAMPUS FORTRESS POND AND THE PROPOSED WETLAND).
 - d. CENTRAL LAWRENCE STORM SEWER
 - e. THOREAU STORM SEWER
 - f. SOUTH LAWRENCE STORM SEWER
 - g. WEIDEMEIER STORM SEWER - NOTE PORTIONS OF THIS SYSTEM MAY NEED TO BE INSTALLED EARLIER IF GRADING OPERATIONS DICTATE STORM SEWER CONSTRUCTION FOR OFFSITE DRAINAGE.
 - h. NW CRANE STORM SEWER
 - i. SOUTH 500TH AVENUE STORM SEWER
 - j. CENTRAL 500TH AVENUE STORM SEWER
 - k. NORTH 500TH AVENUE STORM SEWER
12. THE LAWRENCE TWIN 8 X 8 RCBS CAN BE CONSTRUCTED AT ANY TIME AFTER THE EXISTING DRAINAGE DISTRICT TILE IS REMOVED AND TEMPORARY CHANNEL INSTALLED TO HANDLE THE STORM WATER.
13. THE KALTENHAUSER POND IS USED AS THE BORROW AREA FOR GRADING OF THE SITE. THE DRAINAGE DISTRICT TILE SHALL BE LEFT IN PLACE UNTIL THE POND IS COMPLETED AND THE NORTH 500TH AVENUE STORM SEWER IS INSTALLED.
14. THE EXISTING 500TH STREET BRIDGE SHALL REMAIN IN PLACE UNTIL THE 500TH AVENUE TWIN 8 X 8 RCBS ARE INSTALLED. AT THAT POINT, THE BRIDGE CAN BE REMOVED.

DESIGNER: FILE NAME: K:\PROJECTS\5430-16A\DRAWINGS\DWG\5430-16A_SWS_Plan.dwg
 PLOT STYLE TABLE: FOXSYS.DWG
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DATE	06/21/17	DRAWN	SRS	06/17
DATE	06/21/17	CHECKED		
DATE	06/21/17	LAST UPDATE		06/21/17

FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 235-0000
 FAX: (515) 235-0103

FOX engineering

STORM WATER SYSTEM PHASING PLAN
 THE COLLEGIATE AMES
 BY TRINTAS
 LINCOLN WAY & 500TH AVE
 AMES, IA

PROJECT NO.
 5430-16A

SHEET
 C4.1

