

**COUNCIL ACTION FORM**

**REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 2151 COTTONWOOD ROAD**

**BACKGROUND:**

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for a 12-unit apartment building on the property located at 2151 Cottonwood Road, (Lot 5 of Village Park Subdivision). Lot 5 includes 40,811.28 square feet (0.94 acres), and is zoned as "FS-RM" (Suburban Residential Medium Density), (See Attachment A: Location & Zoning Map & Attachment B: Major Site Development Plan.) The site is located west of University Boulevard, across from the Iowa State University Research Park, and south of Christofferson Park. Land to the west and south of the Village Park Subdivision is outside the Ames corporate limits, in rural Story County. Although the land to the west is outside of the City, it is planned for future annexation and development with single-family homes.

A two-story, 12-unit apartment building is proposed for Lot 5 as the final developable lot facing Cottonwood. The proposed building includes four (1-bedroom units), and eight (2-bedroom) units for a total of 20 bedrooms, with an average of 1.67 bedrooms per unit (See Attachment B: Site Plan & E: Floor Plans). The other four lots on the north side of Cottonwood Road were approved for the construction of a 12-unit (3-story) apartment building on each lot along the north side of Cottonwood Road. These four buildings follow a pattern and orientation that features the buildings facing the street, with surface parking along one side of the building, and behind the building in the rear yard, and garages along the north property line of each lot. The proposed development on Lot 5 includes front doors to individual units on the south façade that are perpendicular to Cottonwood Road, meaning they are not visible directly from the street. The first level units each have a separate entrance at ground level from the exterior of the building. Interior stairs provide access to the second level units, with exterior doors on the east and west sides of the building.

The proposed building design is a 2-story building with a flat roof (See Attachment C: Building Elevations and Rendering). Exterior building materials include a combination of vertical flush seam metal panels, and galvalume finish corrugated metal siding with a vertical or a horizontal orientation on various sections of each wall. The metal panels, and galvalume finish corrugated metal siding extend above the roof line at various heights to form a parapet along the south building elevation. The north and south building elevations include four small sections of reddish brown face brick as accents, while the east and west elevations each have one small section of face brick on each wall.

The design has a very modern style architectural appearance with the flat roof and parapets that are similar to some commercial building features. The parapets are intended to address architectural interest for the building. Staff believes the design creates some desirable architectural interest but the extended parapet heights also

create some disproportionately tall façade elements compared to the main area of the building. The proposed building design is a departure from the architectural design of the other 12-unit apartment buildings approved along the north side of Cottonwood Road, which are 3-story buildings with gabled roofs. Exterior building materials for the other buildings include vinyl lap siding with cultured stone veneers, and cultured stone pillars that support decks and roofs above the decks, as well as above the primary entry to each building. The developer also intends to propose two-story flat roof buildings of the same type as this application for remaining undeveloped lots located on Aurora.

Two garage buildings are planned along the north property line, with six parking stalls in each garage building. Surface parking spaces are located along the east property line, and behind the apartment building. The parking spaces behind the building share an access aisle with the garage parking stalls. Access to the site for parking is a shared access easement centered on the property line between Lot 4 (2135 Cottonwood Road), and Lot 5 (2151 Cottonwood Road).

The FS-RM zone includes requirements for common open space equaling 10% of the overall FS-RM area in a development. The common open space that serves the tenants of the proposed apartment building, and all lots in the FS-RM portion of Village Park Subdivision, is located within outlots (*See Attachment F: Open Space Landscape Plan*). Notably, Outlot B abuts this site and provides a walkway connection from Cottonwood to the Christofferson Park boundary to the north. The other outlots in the subdivision are principally designed for stormwater treatment facilities.

Landscaping on Lot 5 is provided to meet the new residential landscaping standards for residential development. This includes new front yard landscaping requirements and for the parking lot. The site also triggers FS development standards for side and rear yard landscaping, notably for the west property line that will be a future interface with single family development. A high screen is required along the west property line to meet landscape buffer requirement in the FS-RM zone where the lot is adjacent to any lot zoned as FS-RL or RL. Staff has recommended that the developer propose an alternative landscape approach for the high screen and outlot along the west property line. The developer proposes provide the landscape buffer along the west 10 feet of Outlot B, abutting the west property line of this site and to construct the required walk along the east side of the outlot. City staff is supportive of locating the buffer in the Outlot to ensure the walkway is visible and not cutoff by landscaping. The property owner of Lot 5 would be responsible for the long term maintenance of the landscaping if it is not cared for as part of the common area as it is a substitution for onsite landscaping.

Off-street parking exceeds minimum parking requirements for apartment dwellings in the FS-RM zone. Access is shared with the adjoining property as required within the subdivision plat. No lighting has been proposed with the site development plan. Further details on the overall plans are found in the Addendum of this report.

On September 20, 2017, the Planning and Zoning Commission reviewed the proposed Major Site Development Plan. The Commission discussed the site layout, open space, access, landscaping, and design of the project. The Commission reviewed the architectural plans and details and considered how the style of the buildings would be

compatible in appearance with future single-family neighbors to the west, especially for future sites along Aurora. The Commission also discussed the view of the site from Christofferson Park. By a vote of 6-0, the Commission recommended approval of the Major Site Development Plan and added a condition of approval for buffer landscaping along the Park boundary. The Commission believes a landscape buffer is needed to break up the expanse of blank walls on the north side of the two six-stall garage structures. The developer has satisfied the recommended condition from the Commission by adding landscaping to the plans included for the City Council's approval.

**ALTERNATIVES:**

1. The City Council can approve the Major Site Development Plan for the proposed 12-unit apartment building, located at 2151 Cottonwood Road, as proposed, with the following conditions:
  - A. Review of an outdoor lighting plan is deferred for staff review and compliance with the Outdoor Lighting Code, Section 29.411 of the *Municipal Code*.
  - B. Prior to occupancy, complete the High Screen plantings within Outlot B as a substitute for onsite plantings.
2. The City Council can approve the Major Site Development Plan for the proposed 12-unit apartment building, located at 2151 Cottonwood Road, with modifications.
3. The City Council can deny the Major Site Development Plan for the proposed 12-unit apartment building, if it finds the project does not meet the Major site Development Plan criteria.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Major Site Development Plan review is to determine conformance with development standards, and appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed development project is consistent with the Master Plan for use limitations and meets a community interest of providing for apartment types of various floor plans from one to two bedrooms that will have wide appeal. The specific criteria for the site development plan approval are discussed in greater detail in the addendum.

The proposed building design is consistent with the common expectations of apartment homes marketed above an entry level product in that it includes some covered parking and private spaces for individuals and the units are sized for smaller living situations. As a small site there are no unique amenities or characteristics to the project as have been included with the recent Mortenson Heights projects along Mortenson Road.

The building design has a modern design style in terms of its massing and use of exterior materials and architectural features. The proposed materials are very contemporary with the metal siding, parapet on the south building elevation, and the flat roof. There are very few examples of this design approach in Ames outside of commercial areas, which makes it hard to visualize how successful the design will be compared to the other buildings in Village Park. Although staff has some concerns on individual features of the design, the modern style in this area of Village Park can be found compatible with the surroundings.

Staff has worked with the applicant to provide landscaping on-site to meet front yard, and perimeter parking lot landscaping requirements. The arrangement of the site has a residential appearance for landscaping. With the required street trees and front yard plantings, the development of all the sites along Cottonwood will create a substantial landscaped corridor. Staff supports the use of Outlot B to meet the high screen requirements while accommodating the walkway connection to the park boundary. The developer has added additional landscaping along the park boundary to soften the appearance of the site from the public park.

**Therefore, it is the City Manager's recommendation that the City Council act in accordance with Alternative #1, approving the Major Site Development Plan with the conditions stated above.**

## **ADDENDUM**

**Project Description.** Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for a 12-unit apartment building on the property located at 2151 Cottonwood Road, (Lot 5 of Village Park Subdivision). Lot 5 includes 40,811.28 square feet (0.94 acres), is zoned as “FS-RM” (Suburban Residential Medium Density). (*Attachment F: Village Park Subdivision*).

Development of the property is required to be consistent with the rezoning Master Plan agreement for the property. The Master Plan for this property, originally identified as 3535 S. 530<sup>th</sup> Avenue (Village Park Subdivision), includes FS-RM and RH (Residential High Density). The Final Plat for Village Park Subdivision includes eleven lots for development in the FS-RM zone, and one lot for development in the “RH” (Residential High Density) zone. Approximately 100 to 120 units, and an approximate density of thirteen to seventeen units per acre is shown on the approved Master Plan for the FS-RM areas. This is the final lot for development along Cottonwood. *Attachment F* shows the overall layout of the Village Park Subdivision with the open space landscaping.

Density limitations in the FS-RM zone requires 7,000 square feet for the first two units, and 1,800 square feet for each additional unit. The subject site could accommodate 20 dwelling units, provided all other site plan requirements are met. The FS-RM zone allows a maximum of 12 units in each building, which is what is proposed for the entire lot. The proposed density of 12 units on 0.94 acres is the equivalent of 12.80 dwelling units per acre, which is within the density range on the approved Master Plan for Village Park Subdivision. The proposed 12-unit building consists of four (1-bedroom units), and eight (2-bedroom units), for a total of twenty bedrooms in the entire building.

### **Parking.**

The Zoning regulations require a minimum of one parking space per bedroom for units of two bedrooms, or more, and one and one half parking spaces for one-bedroom units. The minimum number of parking spaces required for this site is 22 spaces. The developer is proposing a total of 38 parking spaces, including handicap-accessible spaces and garage stalls. Off-street parking on the site is configured as 19 standard (9'x19') surface parking spaces in the rear yard, north of the building, and 5 standard surface parking spaces, plus 2 van-accessible handicap spaces, as required, in the side yard east of the building. Across the drive aisle from the surface parking spaces in the rear yard, are two (6-stall) garages approximately 12.31 feet from the north property line, and running parallel to the north perimeter of the site. The parking spaces, and garage stalls, are served by a single access from Cottonwood Road, centered on the property line that separates Lots 4 and 5 in a 25-foot wide shared access easement (*See Attachment B: Master Plan, Parking Layout*). The shared access between Lots 2 and 3, serves as a temporary emergency vehicle access that extends through the Wessex Apartment development adjacent to the north, and out to Oakwood Road, until such time that Cottonwood Road is extended to the west to connect with the existing Cottonwood Road in the Suncrest Subdivision

### **Layout.**

The proposed building would be constructed on Lot 5, which includes 40,811.28 square feet. The building footprint of the apartment building occupies 6,290 square feet of the

site. Garages footprints cover 3,168 square feet, and the parking spaces, driveways, drive aisles, and sidewalks cover an additional 8,945 square feet for a total of 20,013 square feet of the site covered by impervious surfaces, which is 59% of the total site area. The remainder of the lot is landscaped area, which amounts to 41% of the total site. In addition, the minimum requirement of 10% of the gross area of the subdivision to be devoted to common open space, for development in the FS-RL, or FS-RM zones, is accounted for in Outlots A and D, of Village Park Subdivision.

### **Landscaping.**

Landscaping requirements are derived from parking lot layout, front yard plantings, and transitional buffers. (See Page 20 of the report for the landscape plan). The proposed project's landscaping is predominately required for conformance to the front yard plantings, which are required by the recently adopted residential landscaping standards. The developer has chosen to propose front yard landscaping concentrated along the building façade rather than distributed throughout the site. Most of the parking areas are screened, with the developer relying upon distance from the street and intervening trees to act as the buffer to parking on the west side of the site. Unlike the properties located east of this site, and north of Cottonwood Road, the rear lot line does not abut the Wessex apartment development. The rear lot line for the property at 2151 Cottonwood abuts Christofferson Park. Screening was not required behind the garages for properties that abut the Wessex apartment development; however, the Planning and Zoning Commission and staff believe it is necessary that large shrubs be included as a buffer between the two 6-stall garage buildings and Christofferson Park to soften the appearance from the open space. The developer has added large shrubs on the back side of the two garage structures, as shown on the revised Landscaping Plan received following the Commission meeting on September 20. A formal high screen planting was not required along the north property line.

The west boundary of the site will interface with single-family homes in the future. The FS development standards require a high screen along such an interface. Staff has worked with the developer to place the high screen landscaping within the outlot and move the required walkway connection towards the apartment building. This provides greater visibility and safety along the walkway and meets the intent of a buffer of the use to future single family homes.

Front yard plantings requirements include a combination of shrubs, ornamental grasses, as well as understory and overstory trees. The developer has included additional cluster landscaping along the sides of building to meet the minimum screening requirements for the ground-mounted mechanical units.

Perimeter parking lot landscaping that includes overstory trees is required along the portions of the driveways, parking spaces, and drive aisles to meet perimeter parking lot landscaping (See Attachment B: Major Site Development Plan, Landscaping- pg 20). Staff believes the project meets the intended parking lot dispersal requirements as proposed.

The trash receptacles are screened with 1" by 6" vertical cedar wood alternating slats to a height of six feet. The site plan does not include gates for the enclosure due to their orientation. Gates are not necessary to meet screening requirements in Section

29.408(3) of the Municipal Code, since the garbage collection enclosure screens the garbage dumpster from all public rights-of-way and from adjacent properties.

### **Circulation.**

Site access is from one driveway off Cottonwood Road. Cottonwood Road is planned to be extended west to connect to the existing segment of Cottonwood Road, in the Suncrest Subdivision, once the land between Village Park Subdivision and Suncrest Subdivision is annexed into the City and developed as residential. Public sidewalks (5-foot wide) in the right-of-way for Cottonwood Road provide a connection to the shared use path (10-foot wide) that will cross through the site between University Boulevard and the southern boundary of Village Park Subdivision. The shared use path will connect to the Ames community bike trail/shared use path system, and is planned in the future to connect to the regional multi-county bike trail system south of Ames (See *Attachment F: Landscape Plan for Outlots A & D, Village Park Subdivision*). In addition a 5-foot wide sidewalk in Outlot B, adjacent to the west boundary of Lot 5, will provide access to the Christofferson Park north of Village Park Subdivision.

The shared access between Lots 2 and 3, also serves as a temporary emergency vehicle access that extends through the Wessex Apartment development adjacent to the north, and out to Oakwood Road, until such time that Cottonwood Road is extended to the west to connect with the existing Cottonwood Road in the Suncrest Subdivision.

### **Building Design.**

The overall footprint of the proposed apartment building is approximately 105 feet by 64 feet. Minimum building front, side and rear yard setbacks are all met by the proposed placement of the apartment building on the lot. The site plan shows the garage structures 12.31 feet from the north property line (See *Attachment B: Major Site Development Plan*).

The 12-unit building is consistent with the maximum building size allowed in the FS-RM zoning district. The building is two stories in height. Four stories, or 50 feet, whichever is lower, is the maximum building height permitted for multiple-family dwellings in the FS-RM zone. The apartment building design incorporates a flat roof design with a parapet on the south building elevation. As discussed in the background, the proposed contemporary look is a departure from other designs approaches seen in this area and throughout the community. Staff supports diversity in architectural design overall, but does want to consider the general compatibility and features of a project. Staff believes that use of parapets on one side (front façade) of the building and the elongated height of the parapets does create some disproportionate elements on the front facade. Some modifications to these features could benefit the overall design by extending sidewalls back from the parapet into the roof to create the appearance of more mass tied into the overall building rather than a standalone parapet. A different option would be to add shed roof elements with an eave in place of the vertical parapets to enhance interest for the overall massing and create roofline variation.

Three primary exterior materials are proposed for the building. The majority of the first and second levels are to be surfaced with a vertical flush seam metal panel and galvalume finished corrugated siding in both a vertical and horizontal orientation. The metal panels and the galvalume corrugated siding will extend above the roof line to form

the parapet on the south building elevation. Each unit on the ground level will have an exterior door on the south, or north sides. The doors on the front (south) side of the building will not be visible from the street since they are at a 90 degree angle to the street. Apartment units on the second level will be accessed through an exterior door on the east and west sides of the building leading to stairs to reach the second level.

The two (6-stall) garage structures will have similar materials and design features to the apartment building. Galvalume Finish Corrugated Metal Siding, with a horizontal orientation will cover the four walls of each garage. The garages will have a roof that slopes toward the back, but will be concealed by a parapet. Metal trim will be used along the edges of the garage walls, and around each garage door (See *Attachment C: Building Elevations & Attachment D: Garage Elevations*).

**Major Site Development Plan Criteria.** Additional criteria and standards for review of all Major Site Development Plans 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.***

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development has met the required storm water quantity and quality measures by use of the proposed regional detention facilities on the southeast and northeast areas of the site.

- 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 12 dwelling units on this lot, comprising 20 bedrooms, consistent with prior determination at the time of rezoning and subdivision approval.

- 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, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 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 site location and proximity to other uses.

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

The site is currently devoid of any significant vegetation. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to direct storm water where required.

***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.***

Access to this site from Cottonwood Road is through one access point at the southeast corner of the property. Vehicular and pedestrian access is accommodated between the subject property, and other properties (buildings) within the Village Park subdivision. The on-site sidewalks, sidewalks in the public street right-of-ways, and shared use paths provide pathways throughout the site, and to external connections to allow for circulation throughout the community, and eventually within the Central Iowa region.

***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 for the screening of parking areas. Gates are not needed on the trash enclosure to comply with the zoning ordinance standards for screening garbage collection areas. In this plan the design has a large opening for rollout of the dumpster with no gate to obscure or secure the dumpster. The apartment building provides a high degree of separation and screening of the parking and garages in the rear yard from adjoining views, and as viewed from Cottonwood Road.

***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.***

A shared access is planned for the subject property (Lot 5), and the adjacent property to the easement (Lot 4), to minimize the number of curb cuts onto Cottonwood Road.

***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.***

Additional information is needed on the proposed exterior lighting, to determine

compliance, prior to the occupancy of the apartment building. The proposed lighting must meet the lighting standards, found in Sec 29.411 of the *Municipal Code*.

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

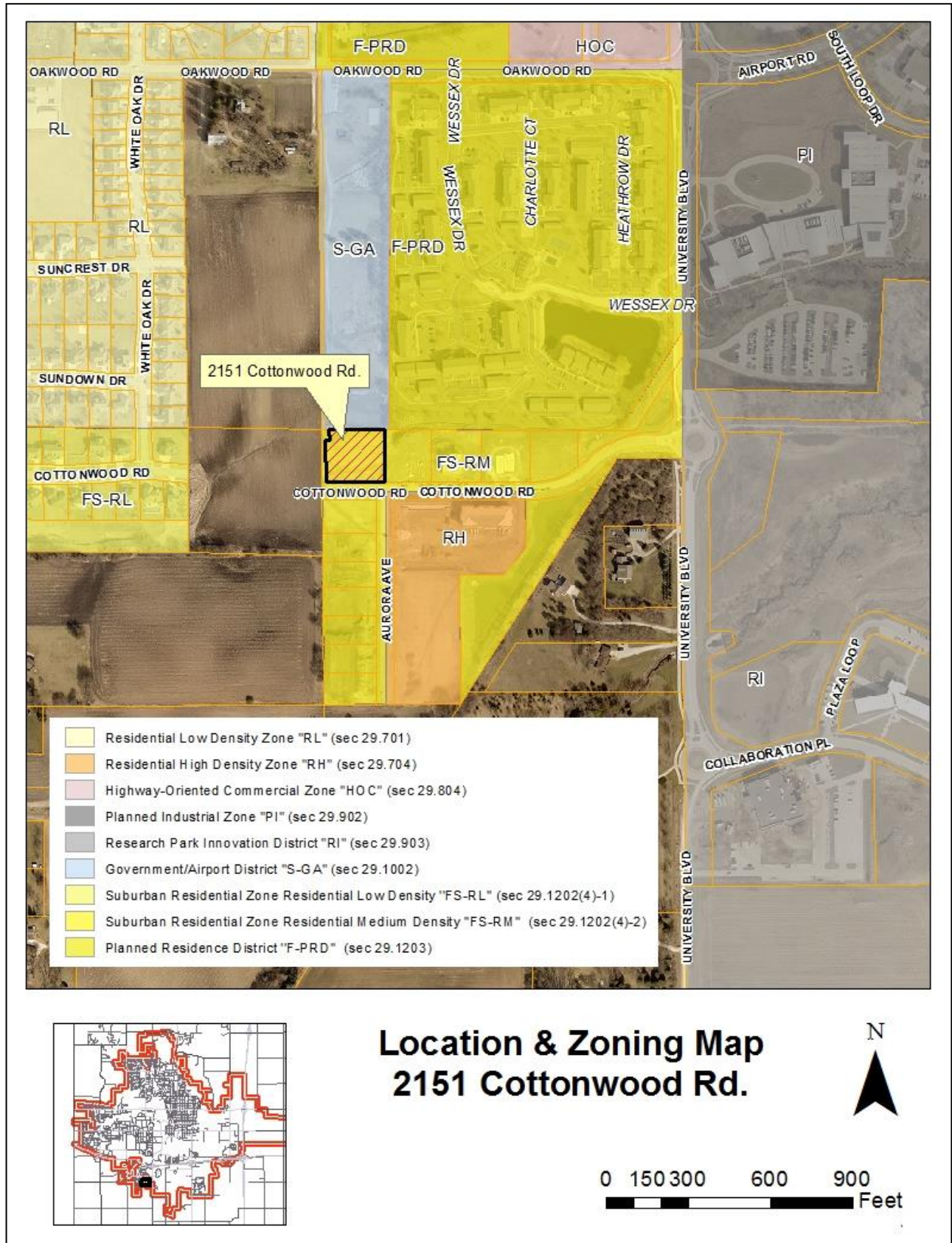
The proposed residential uses are not expected to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

**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 scale of the proposed apartment building, in relation to the lot size, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The architectural design incorporates various planes to the building and use of exterior materials to create visual interest and address the scale and aesthetics of the building. The developer has proposed the maximum number of units (12) in a multiple family structure within the FS-RM zoning district. The density of development is well within the approximate densities found on the approved Master Plan for this subdivision. Open areas and landscaped areas meet the quantitative standards of the zoning ordinance and allow for informal activities by the future residents of this subdivision.

The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

# Attachment A: Location & Zoning Map



# Attachment B: Major Site Development Plan (Title Sheet)

## HUNZIKER DEVELOPMENT CO. CONSTRUCTION PLANS FOR 2151 COTTONWOOD ROAD LOT 5 - VILLAGE PARK SUBDIVISION MAJOR SITE DEVELOPMENT PLANS JULY 2017

**RECEIVED**  
OCT 04 2017  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

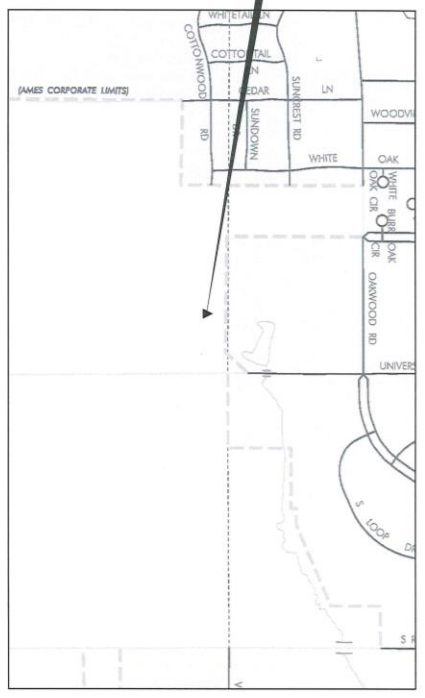
**GOVERNING SPECIFICATIONS**  
THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN.  
IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, SERIES 2015 AND ALL CURRENT GENERAL SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.  
ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.  
MAY 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, IOWA CODE CHAPTER 489.24-489.26.

THE SURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, IOWA CODE CHAPTER 489.24-489.26.

DATE	PLAN REVISIONS	APPROVED BY	MODIFICATIONS



SHEET INDEX	
1	TITLE SHEET
2	GENERAL NOTES
3	QUANTITIES AND DETAILS
4	GRADING AND STORM SEWER
5	GRADING AND STORM SEWER
6	PARKING LAYOUT
7	PARKING LAYOUT
8	UTILITIES
9	UTILITIES
10	LANDSCAPING
11	LANDSCAPE DETAILS

**OWNER:**  
HUNZIKER DEVELOPMENT COMPANY, LLC  
105 S. 16TH STREET  
AMES, IA 50010

**APPLICANT:**  
HUNZIKER DEVELOPMENT COMPANY, LLC  
105 S. 16TH STREET  
AMES, IA 50010

**PLAN PREPARED BY:**  
BOLTON & MENK, INC.  
2720 FOND STREET  
AMES, IA 50010

**LEGAL DESCRIPTION:**  
LOT 5 OF VILLAGE PARK SUBDIVISION, 1ST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

**ZONING DESIGNATION:**  
SUBURBAN RESIDENTIAL, MEDIUM DENSITY (SR-M)

**PROPOSED LAND USE:**  
APARTMENT BUILDINGS

**MINIMUM BUILDING SETBACKS:**  
FRONT LOT LINE - 25 FT  
SIDE LOT LINE - 10 FT (13 STORY)  
REAR LOT LINE - 25 FT

**HUNZIKER ASSOCIATES REALTORS®**  
2720 FOND ST. P.O. BOX 666  
AMES, IA 50010  
Phone: (515) 233-4000  
www.hunziker.com

**BOLTON & MENK**  
2720 FOND ST. P.O. BOX 666  
AMES, IA 50010  
Phone: (515) 233-4000  
www.boltonandmenk.com

**OWNER:**  
HUNZIKER DEVELOPMENT CO.  
105 S. 16TH STREET  
AMES, IA 50010

**PRELIMINARY**

REGISTERED PROFESSIONAL ENGINEER  
IOWA LICENSE NO. 22394  
EXPIRES 12/31/2017

REGISTERED PROFESSIONAL ENGINEER  
IOWA LICENSE NO. 22394  
EXPIRES 12/31/2017

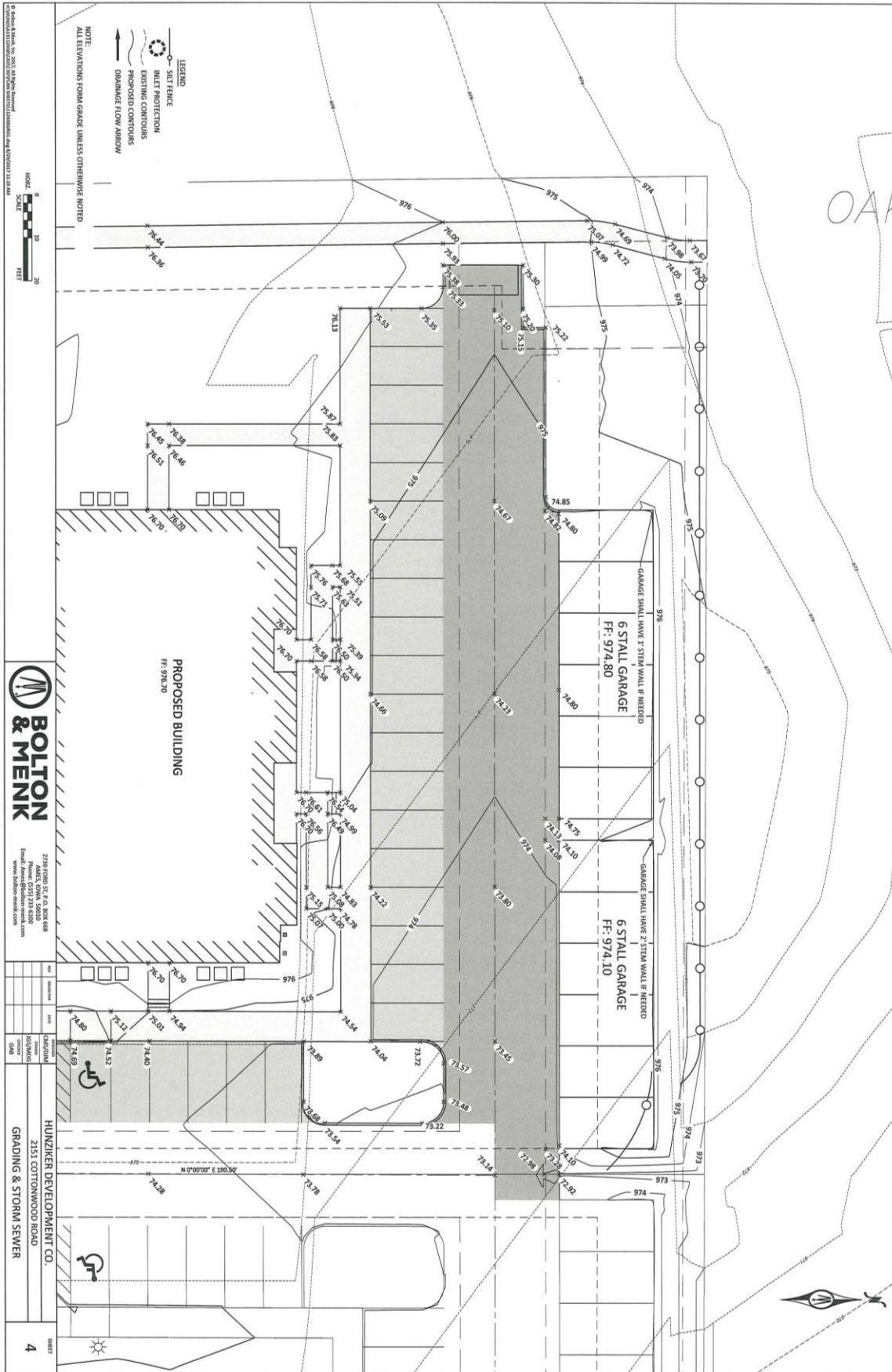
DATE: DECEMBER 11, 2017

ALL SHEETS

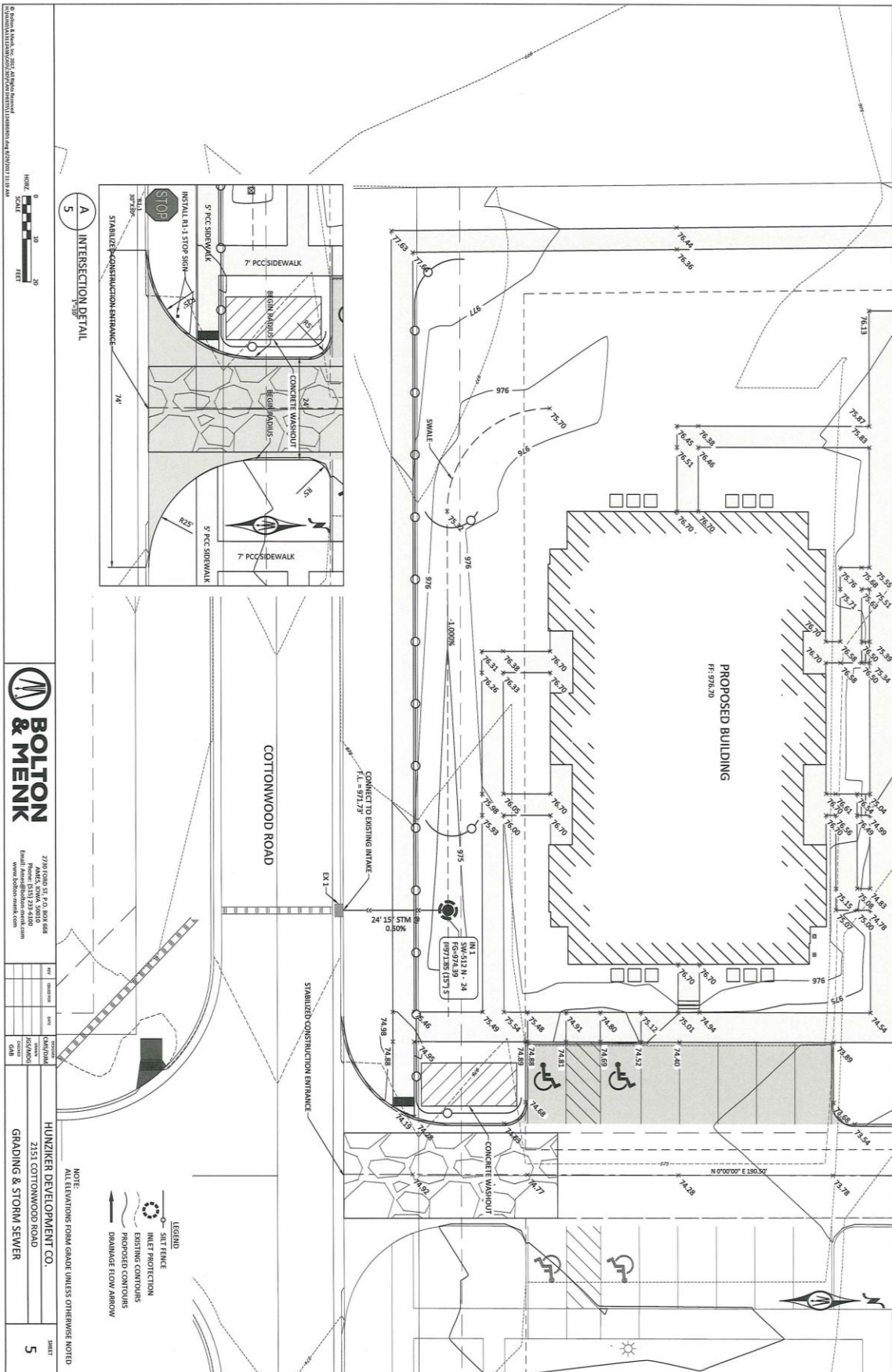
PROJECT:	HUNZIKER DEVELOPMENT CO.
LOCATION:	2151 COTTONWOOD ROAD
SHEET:	1



# Attachment B: Major Site Development Plan (Grading & Storm Sewer)



# Attachment B: Major Site Development Plan (Grading & Storm Sewer)



**BOLTON & MENK**

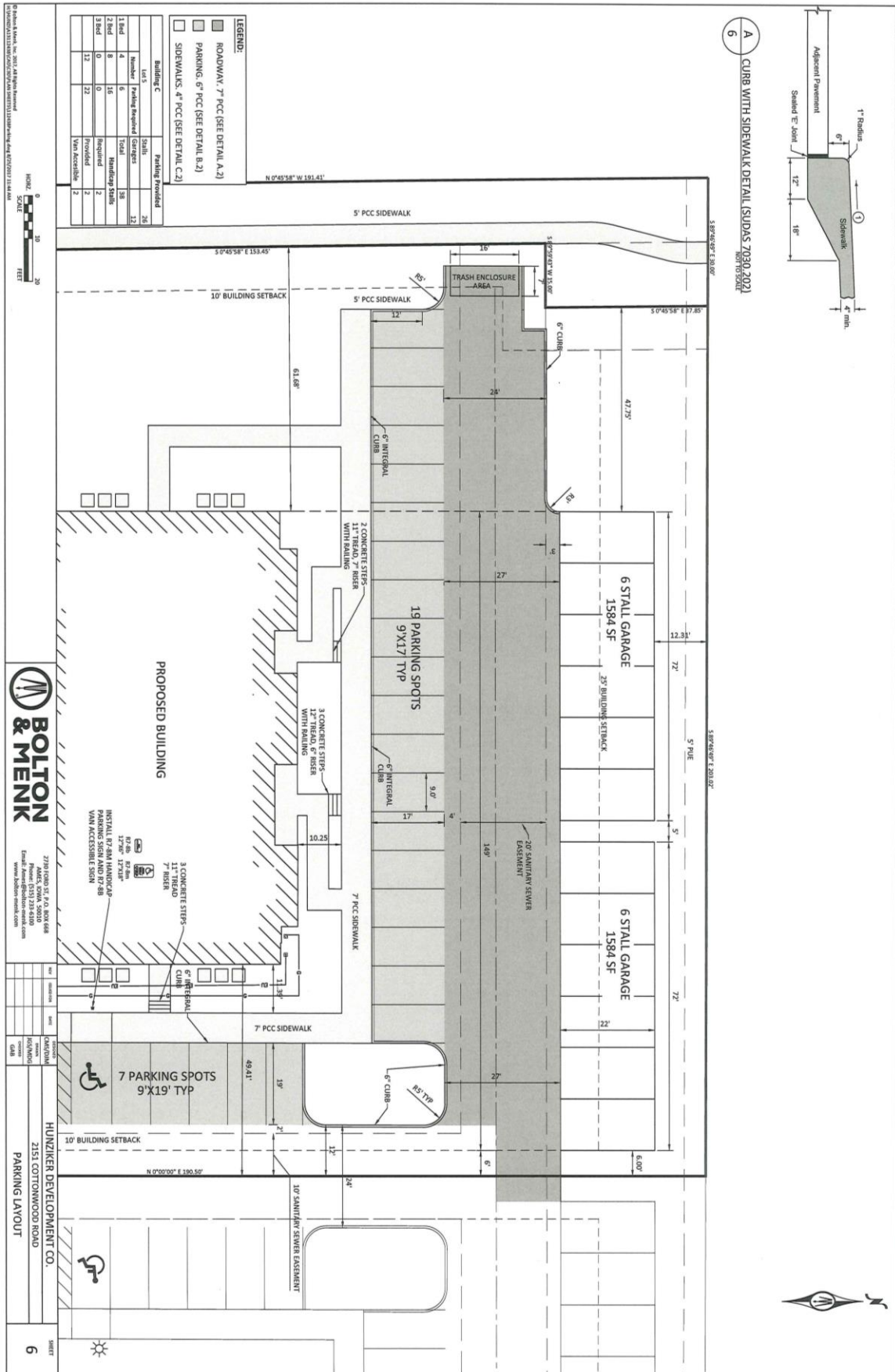
2726 FORD ST., P.O. BOX 648  
 FARMINGTON, CT 06031  
 Phone: (860) 271-8100  
 Email: [bolton@boltonmenk.com](mailto:bolton@boltonmenk.com)  
[www.boltonmenk.com](http://www.boltonmenk.com)

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/14/13	ISSUED FOR PERMITS	MM	MM
2	08/14/13	ISSUED FOR PERMITS	MM	MM
3	08/14/13	ISSUED FOR PERMITS	MM	MM
4	08/14/13	ISSUED FOR PERMITS	MM	MM
5	08/14/13	ISSUED FOR PERMITS	MM	MM

HUNZIKER DEVELOPMENT CO.  
 2151 COTTONWOOD ROAD  
 GRADING & STORM SEWER

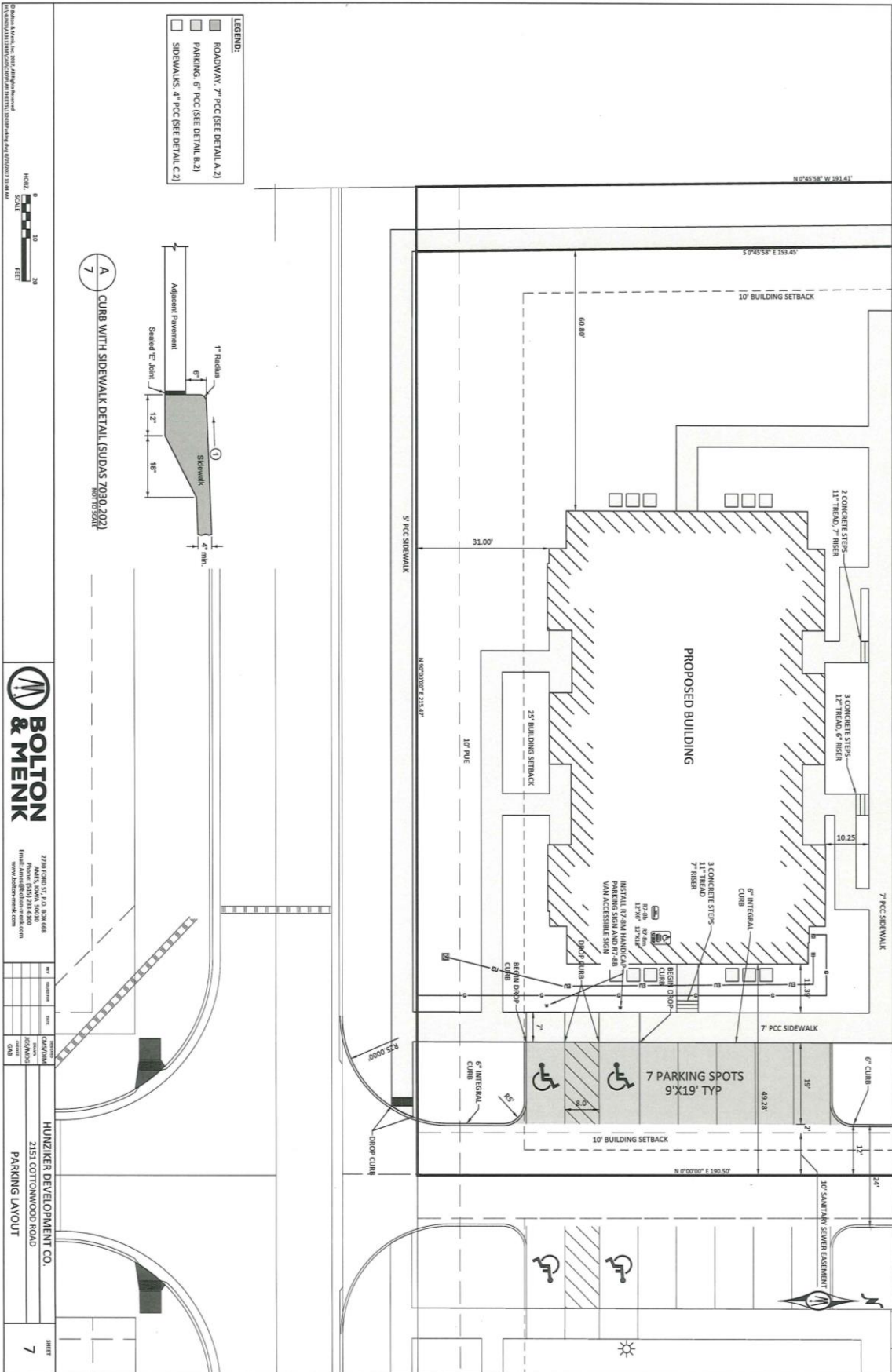
SHEET 5

# Attachment B: Major Site Development Plan (Parking Layout)

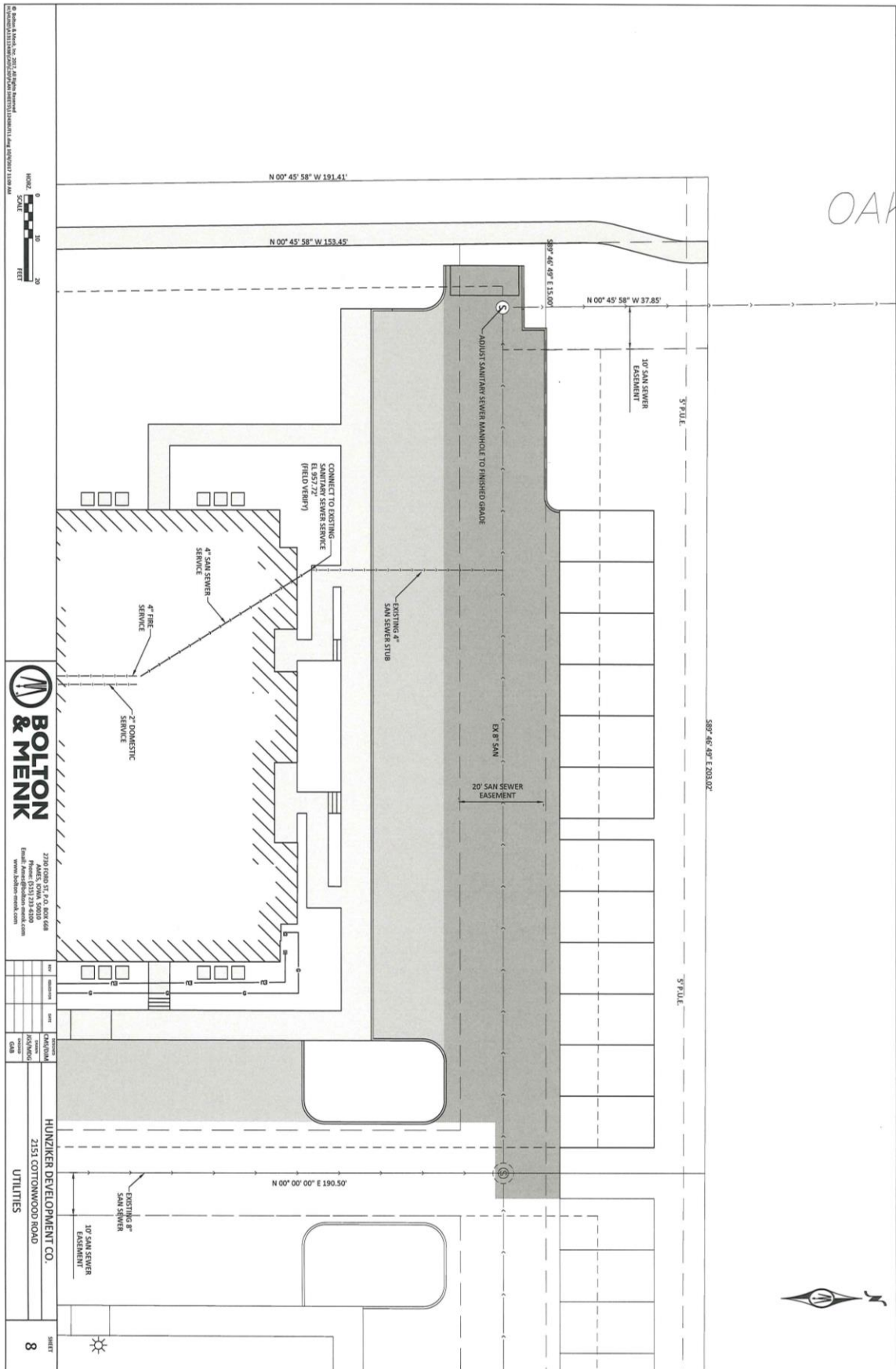




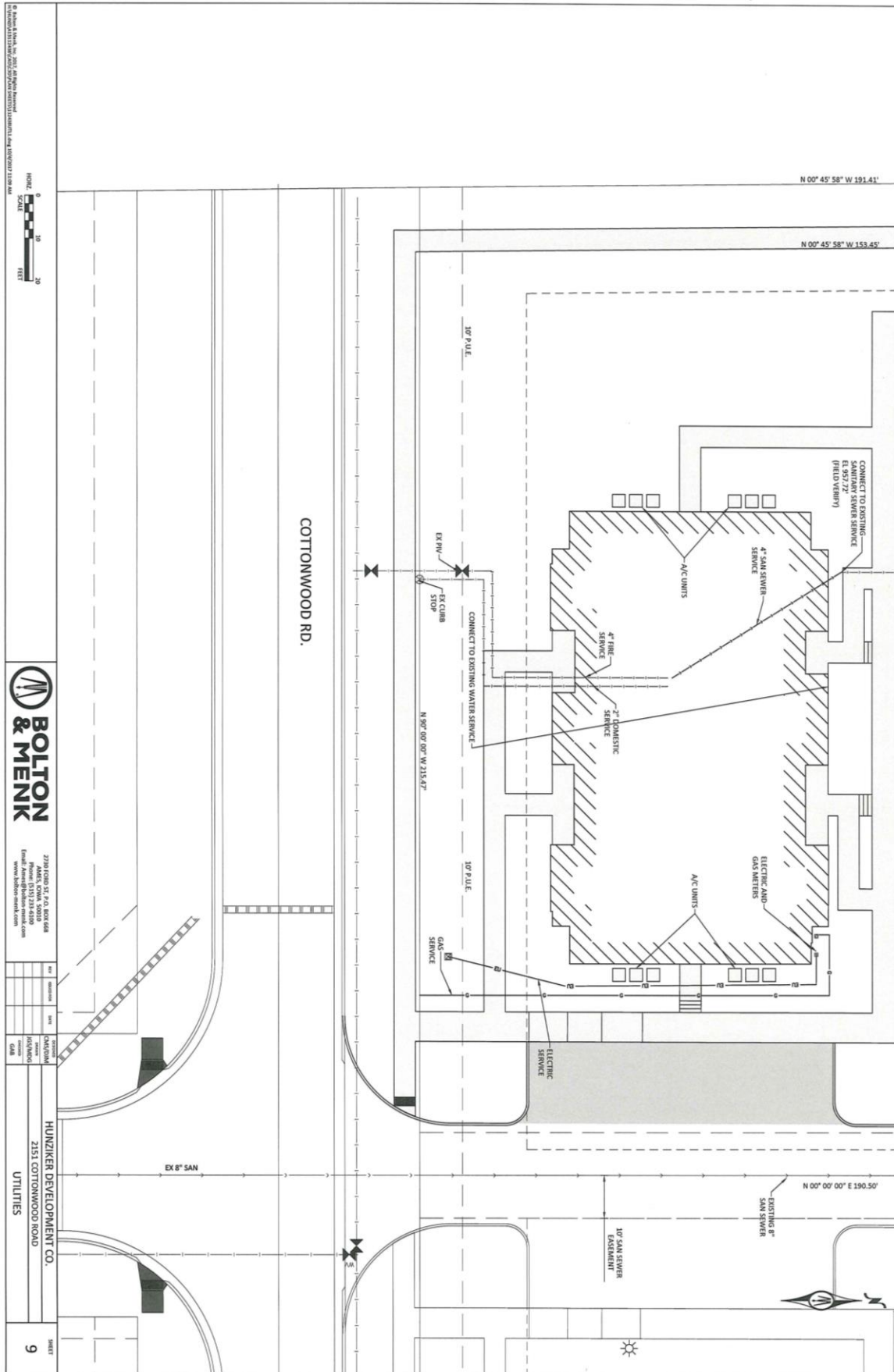
# Attachment B: Major Site Development Plan (Parking Layout)



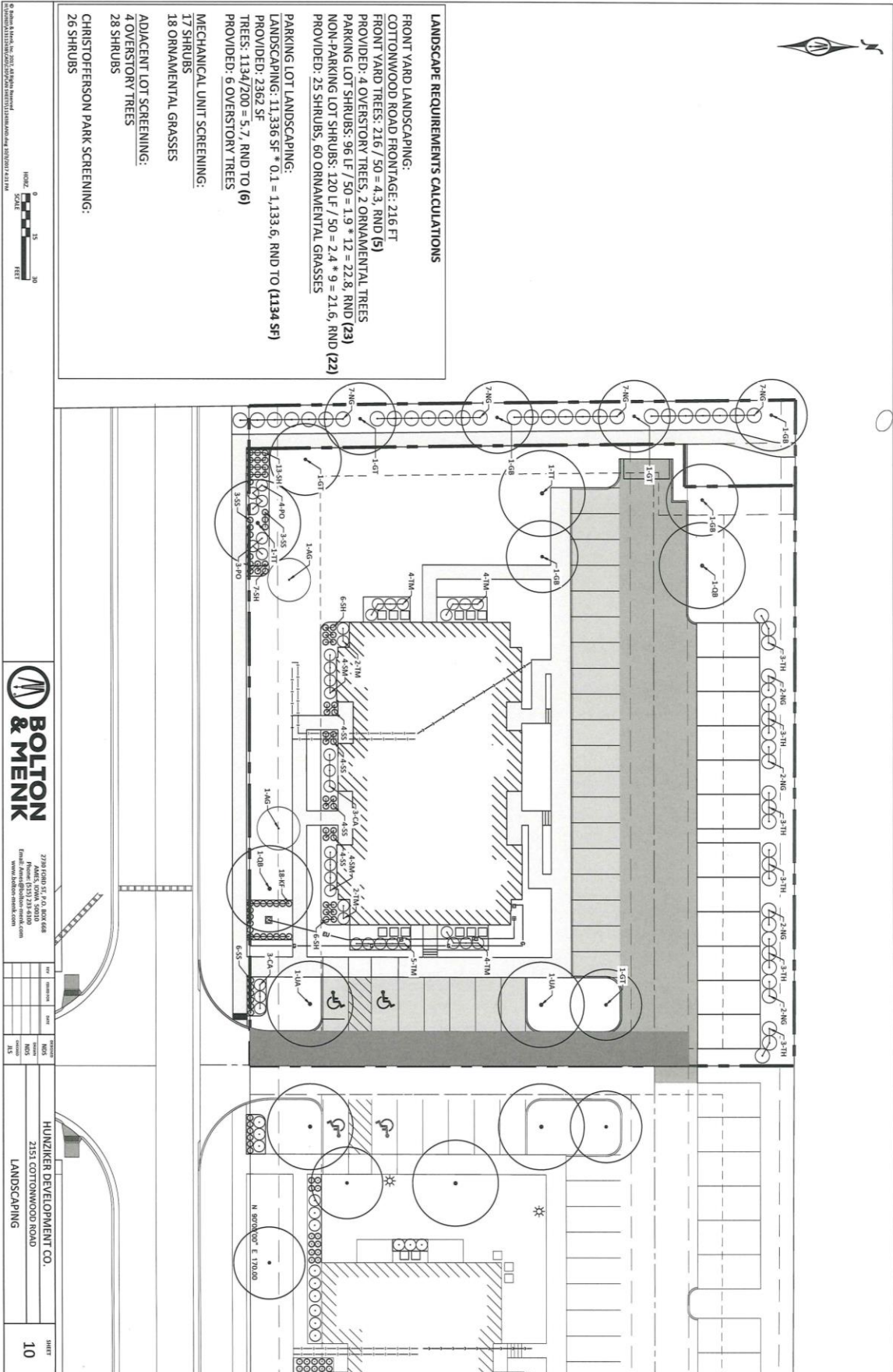
# Attachment B: Major Site Development Plan (Utilities)



# Attachment B: Major Site Development Plan (Utilities)



# Attachment B: Major Site Development Plan (Landscaping)



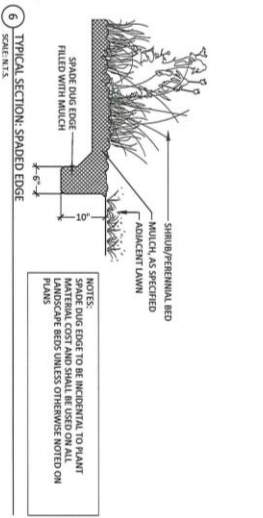
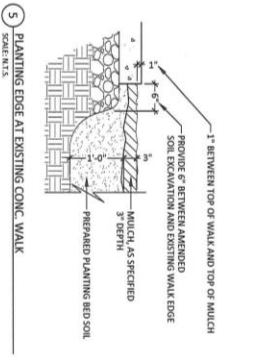
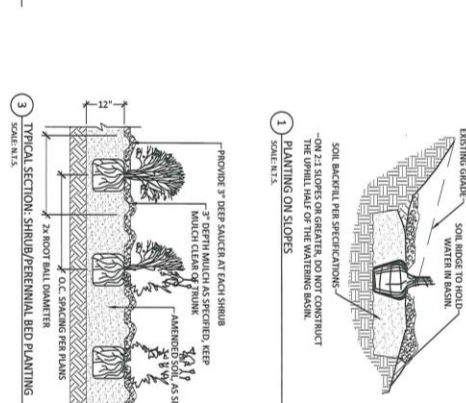
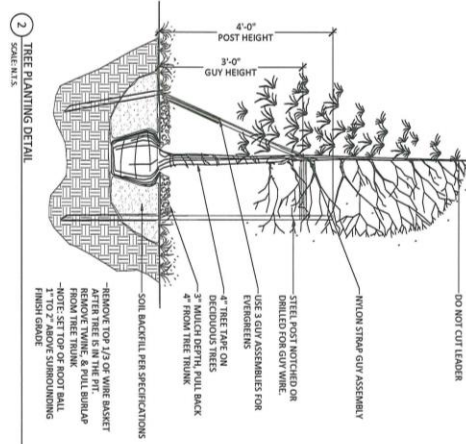
# Attachment B: Major Site Development Plan (Landscape Details)

MASTER PLANT SCHEDULE - TREES & SHRUBS  
Qty, Spc, Scientific Name, Common Name, Unit Size, Spacing, Characteristics

Qty, Spc, Scientific Name	Common Name	Unit Size	Spacing	Characteristics
<b>LOT 5 PLANT SCHEDULE</b>				
<b>Overstory Trees</b>				
4 CT	Quercus bicolor	EA 1.5' B&B	see plan	
2 UA	Ulmus americana	EA 1.5' B&B	see plan	
4 CG	Quercus bicolor	EA 1.5' B&B	see plan	
2 CB	Quercus bicolor	EA 1.5' B&B	see plan	
<b>Deciduous Trees</b>				
2 AC	Aster multiflorus	EA 6' H. B&B	see plan	Multi-stem
<b>Shrubs</b>				
6 CA	Cornus alba	EA 42 Cont.	see plan	
7 JO	Physocarpus opulifolius	EA 42 Cont.	see plan	
8 SM	Syringa merrillii	EA 42 Cont.	see plan	
36 NG	Forsythia Northern Gold	EA 42 Cont.	see plan	6-8 mature Ht.
18 TH	Thunbergia media	EA 42 Cont.	see plan	9-12 mature Ht.
<b>Groundcover Plants</b>				
28 SS	Schizanthus luteus	EA 41 Cont.	see plan	2-3 mature Ht.
18 EF	Chamaecrista nana	EA 41 Cont.	see plan	3-4 mature Ht.

### GENERAL NOTES: LANDSCAPE PLANTING

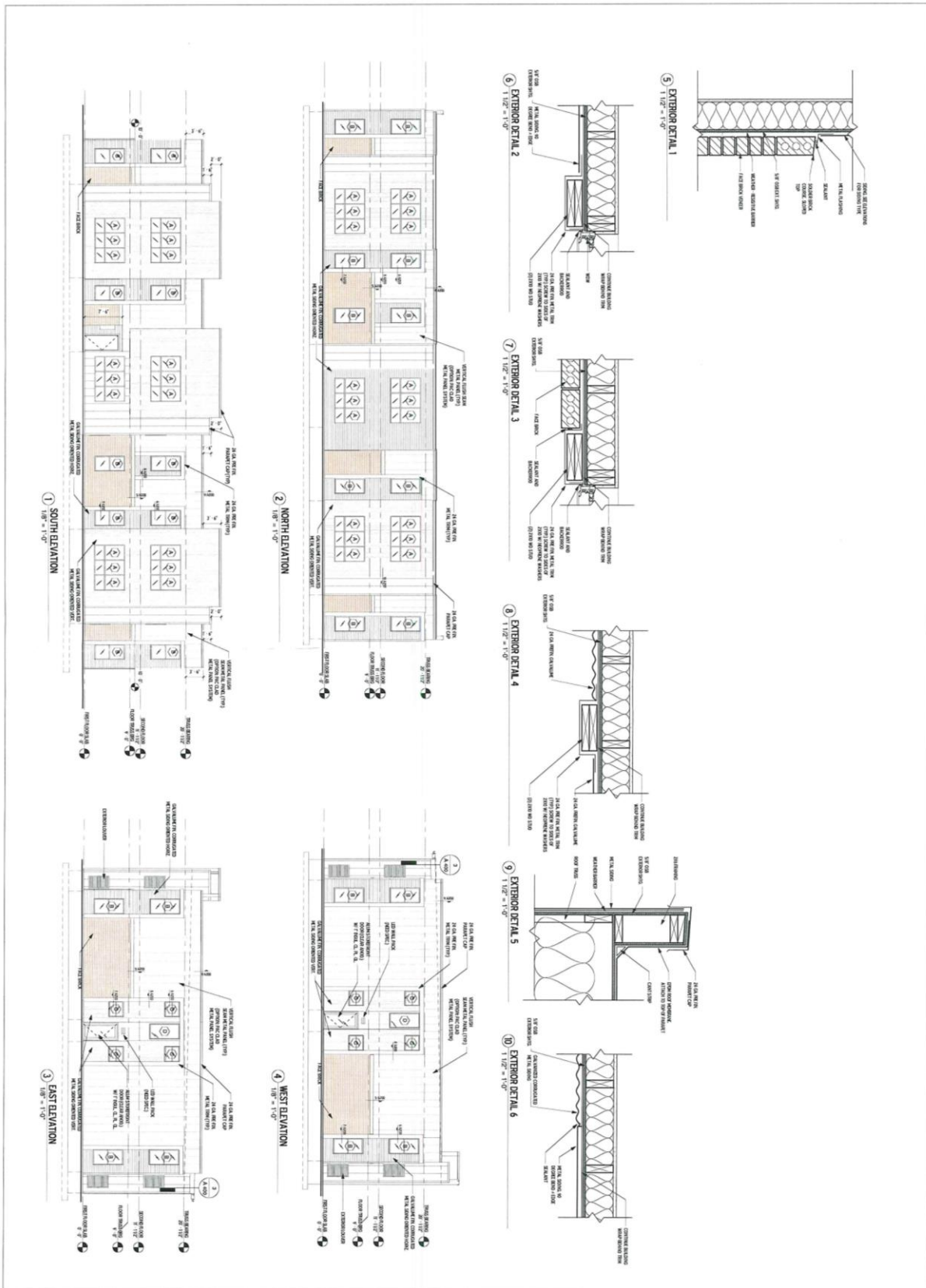
- MASTER PLANT SCHEDULE: ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE LISTED IN THE MASTER PLANT SCHEDULE. THE MASTER PLANT SCHEDULE IS THE GOVERNING DOCUMENT FOR THE SPECIES AND THE QUANTITIES SHOWN IN THE PLAN.
- PLANTING LAYOUT: STATE ALL TREE LOCATIONS AND A TYPICAL SHRUB/ORNAMENTAL GRASS BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- SHRUB/ORNAMENTAL GRASS BEDS: SHRUBS AND ORNAMENTAL GRASSES SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. CONTRACTOR TO USE SHREDED HARDWOOD MULCH AROUND SHRUB/ORNAMENTAL GRASS BEDS. TREES LOCATED IN TREE AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (8" DIA. RING) IN ALL DIRECTIONS AND TO A DEPTH TO 3" USING SHREDED HARDWOOD MULCH.
- AMENDED SOIL MIX AND SHREDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BED TRENCHES.
- CONTRACTOR TO PROVIDE 6" MIN. TOPSOIL ON ALL AREAS TO RECEIVE TURE SEEDING. TOPSOIL MUST BE FROM ON-SITE OR SOIL CONDITIONED AND TILED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT.
- CONTRACTOR TO PROVIDE AMENDED SOIL MIX FOR INCORPORATION INTO BACKFILL OF ALL ORNAMENTAL GRASS, SHRUB AND TREE AREAS. THIS AMENDED SOIL MIX SHALL CONSIST OF 5% ORGANIC MATTER INCORPORATED INTO THE TOP 6 INCHES OF PLANTING AND BACKFILL. AMENDED SOIL MIX SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. CONTRACTOR TO USE SHREDED HARDWOOD MULCH AROUND SHRUB/ORNAMENTAL GRASS BEDS. TREES LOCATED IN TREE AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (8" DIA. RING) IN ALL DIRECTIONS AND TO A DEPTH TO 3" USING SHREDED HARDWOOD MULCH. CONTRACTOR TO PROVIDE CERTIFICATION OF ORGANIC MATTER CONTENT MEETS THE 5% MINIMUM REQUIREMENT.
- PLANT MATERIAL PROVIDING SCREENING FOR THE MECHANICAL UNITS SHALL BE AT LEAST 75% OF THE HEIGHT OF THE SCREENING PLANTS AT THE TIME OF PLANTING. CONTRACTOR TO VERIFY SOIL FROM TO SCREENING AND INSTALL OF SCREENING PLANTS.
- SHRUBS PROVIDING SCREENING OF MECHANICAL UNITS SHALL BE A MINIMUM OF 4' IN HEIGHT AT THE TIME OF PLANTING. CONTRACTOR TO VERIFY SIZE PRIOR TO ORDERING AND INSTALL OF SCREENING PLANTS.



**BOLTON & MENK** 27990 STATE ST. SUITE 2000 60644  
 77990 STATE ST. SUITE 2000 60644  
 HUNZIKER DEVELOPMENT CO. 21ST COUNTRYWOOD ROAD  
 LANDSCAPE DETAILS



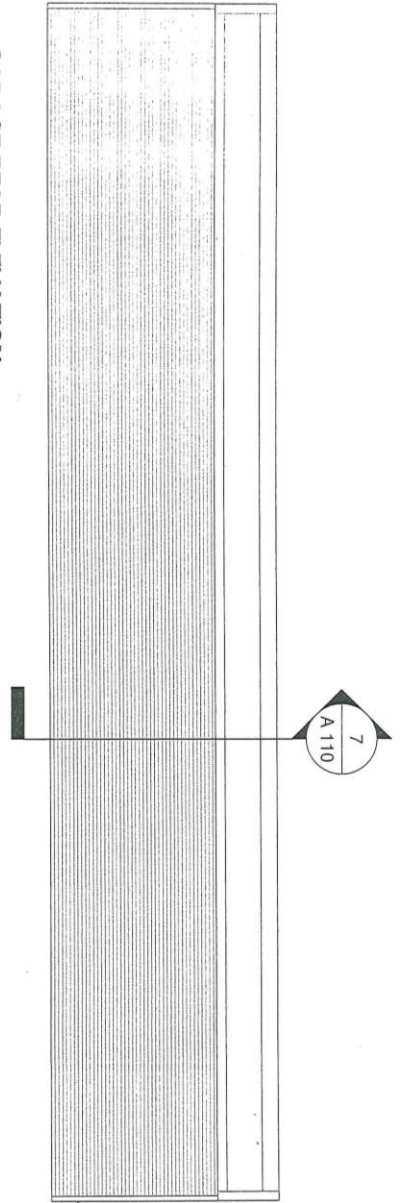
# Attachment C: Building Elevations



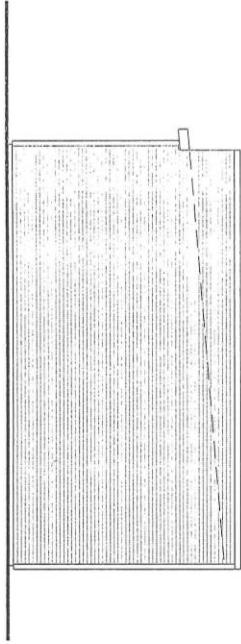
<b>A 200</b> <b>BUILDING ELEVATIONS</b>	No. _____ Description _____ Date _____	Project: <b>HUNZIKER APARTMENTS - 12 PLEX</b>	THE DESIGN PROFESSIONAL NAMES ARE AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE FROM THIS AND FROM THE PLANS, SPECIFICATIONS AND THE DESIGN HEREIN SHALL BE THE DESIGN PROFESSIONAL'S SOLE RESPONSIBILITY. THE DESIGN PROFESSIONAL'S LIABILITY SHALL BE LIMITED TO THE DESIGN PROFESSIONAL'S CONTRACTED SCOPE OF WORK AND SHALL NOT BE EXTENDED TO ANY OTHER WORK OR TO ANY OTHER PROFESSIONAL OR TO ANY OTHER PARTY. THE DESIGN PROFESSIONAL'S LIABILITY SHALL BE LIMITED TO THE DESIGN PROFESSIONAL'S CONTRACTED SCOPE OF WORK AND SHALL NOT BE EXTENDED TO ANY OTHER WORK OR TO ANY OTHER PARTY.
	Project No.: 10101 Date: 11-18-2011 Designer: _____ Checker: _____	Project: HUNZIKER APARTMENTS - 12 PLEX 1111 11th Street, Suite 101 Denver, CO 80202 Phone: (303) 233-4447 Fax: (303) 233-4448 www.srb-a.com	

# Attachment D: Garage Elevations

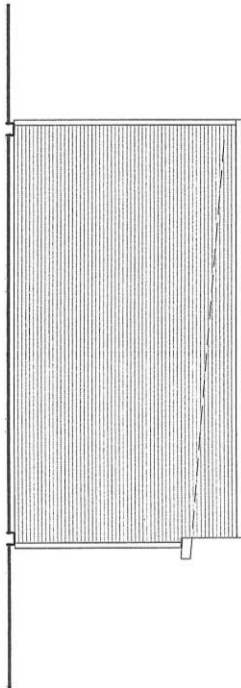
6 GARAGE REAR ELEVATION  
1/8" = 1'-0"



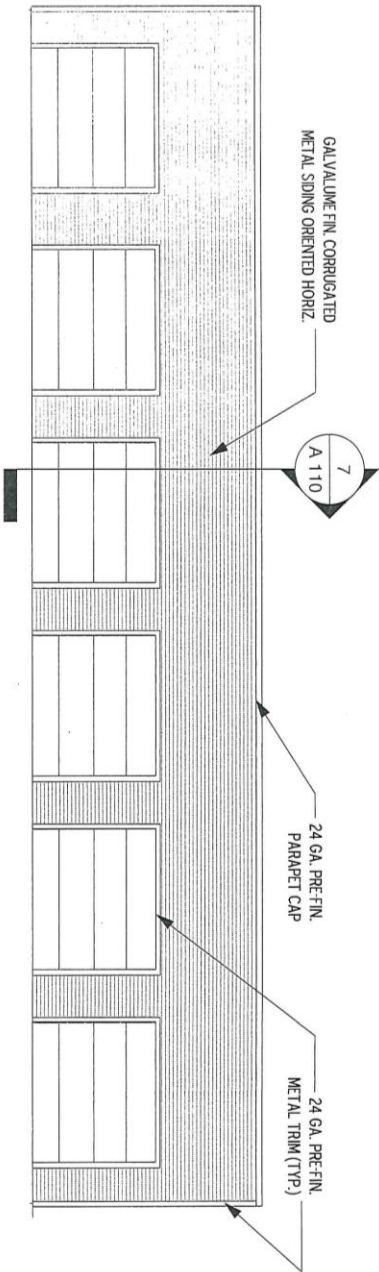
4 GARAGE SIDE 1 ELEVATION  
1/8" = 1'-0"



5 GARAGE SIDE 2 ELEVATION  
1/8" = 1'-0"



3 GARAGE FRONT ELEVATION  
1/8" = 1'-0"





# Attachment E: Floor Plans (First Floor)

**GENERAL NOTES**

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
- PROVIDE FINISHING FOR ROOMS IN TYPE A UNITS AS NECESSARY TO ACCOMMODATE THE FINISHING CONTRACTOR. FINISHES NOTED ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE FINISHING CONTRACTOR'S SCHEDULE OF FINISHES.
- ALL WALLS SHALL SETBACK TO UNDERPINNING OF STRUCTURE. FINISHES SHALL BE IN ACCORDANCE WITH THE FINISHING CONTRACTOR'S SCHEDULE OF FINISHES.
- PROVIDE FINISHING FOR COMMON AREAS AS NECESSARY TO ACCOMMODATE THE FINISHING CONTRACTOR. FINISHES NOTED ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE FINISHING CONTRACTOR'S SCHEDULE OF FINISHES.
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- ALL WALL TYPES TO BE TYPE 1A/1B/1C.

**ROOM FINISH SCHEDULE**

ROOM	FINISH	WALL	CEILING	FLOOR
UNIT TYPE A	1A	1A	1A	1A
UNIT TYPE B	1B	1B	1B	1B
UNIT TYPE C	1C	1C	1C	1C
UNIT TYPE D	1D	1D	1D	1D
COMMON AREAS	1E	1E	1E	1E

**GENERAL NOTES**

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
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- ALL WALL TYPES TO BE TYPE 1A/1B/1C.

**RECEIVED**  
JUL 31 2017  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

**SB&A**  
SCHUBERT & ASSOCIATES  
ARCHITECTS  
1010 13TH STREET, SUITE 200  
AMES, IOWA 50010  
PHONE: 562-222-2222  
WWW.SB&A.COM

**PROJECT:** HUNZIKER APARTMENTS - 12 PLEX

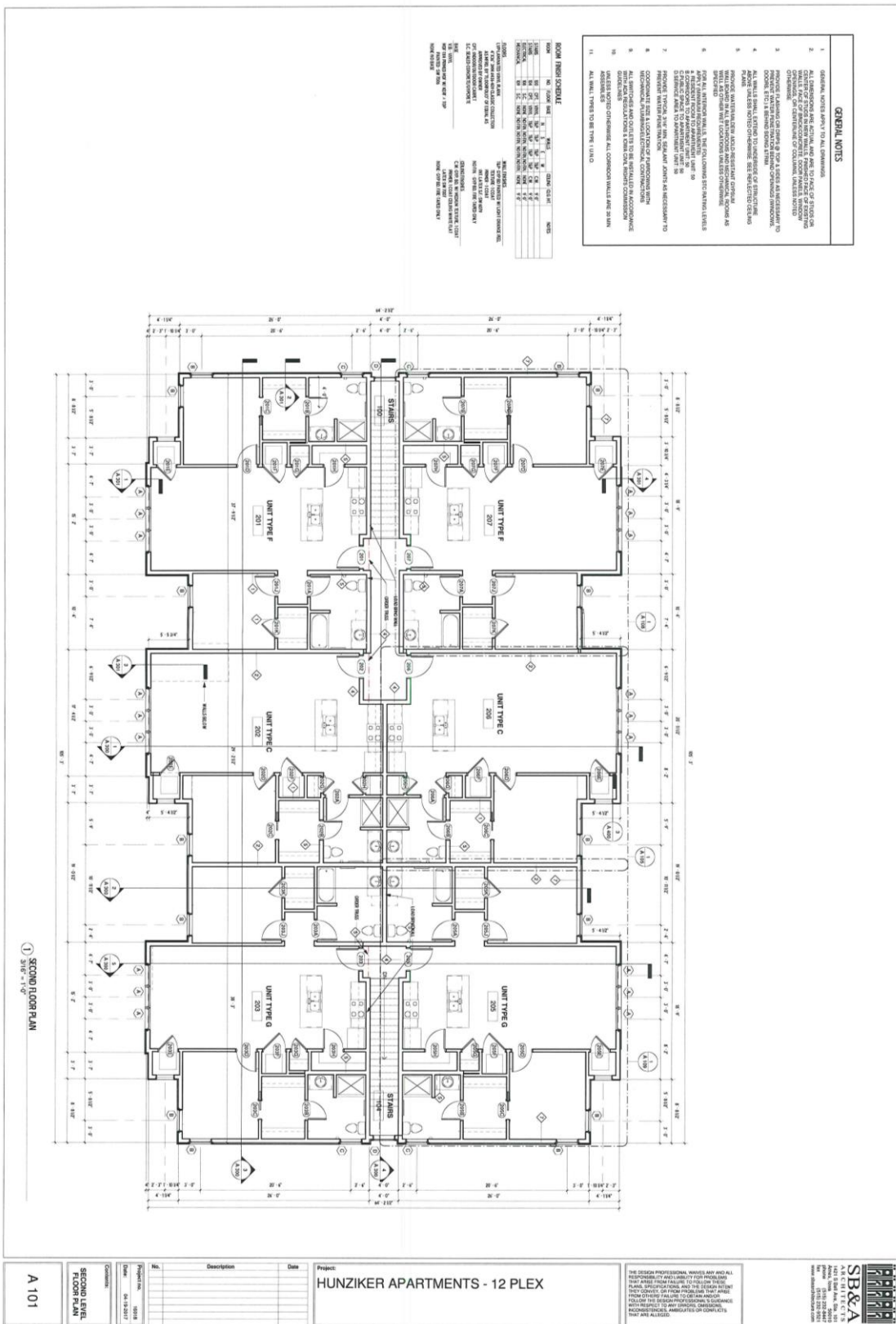
**DESCRIPTION:** FIRST LEVEL FLOOR PLAN

**DATE:** 04/10/2017

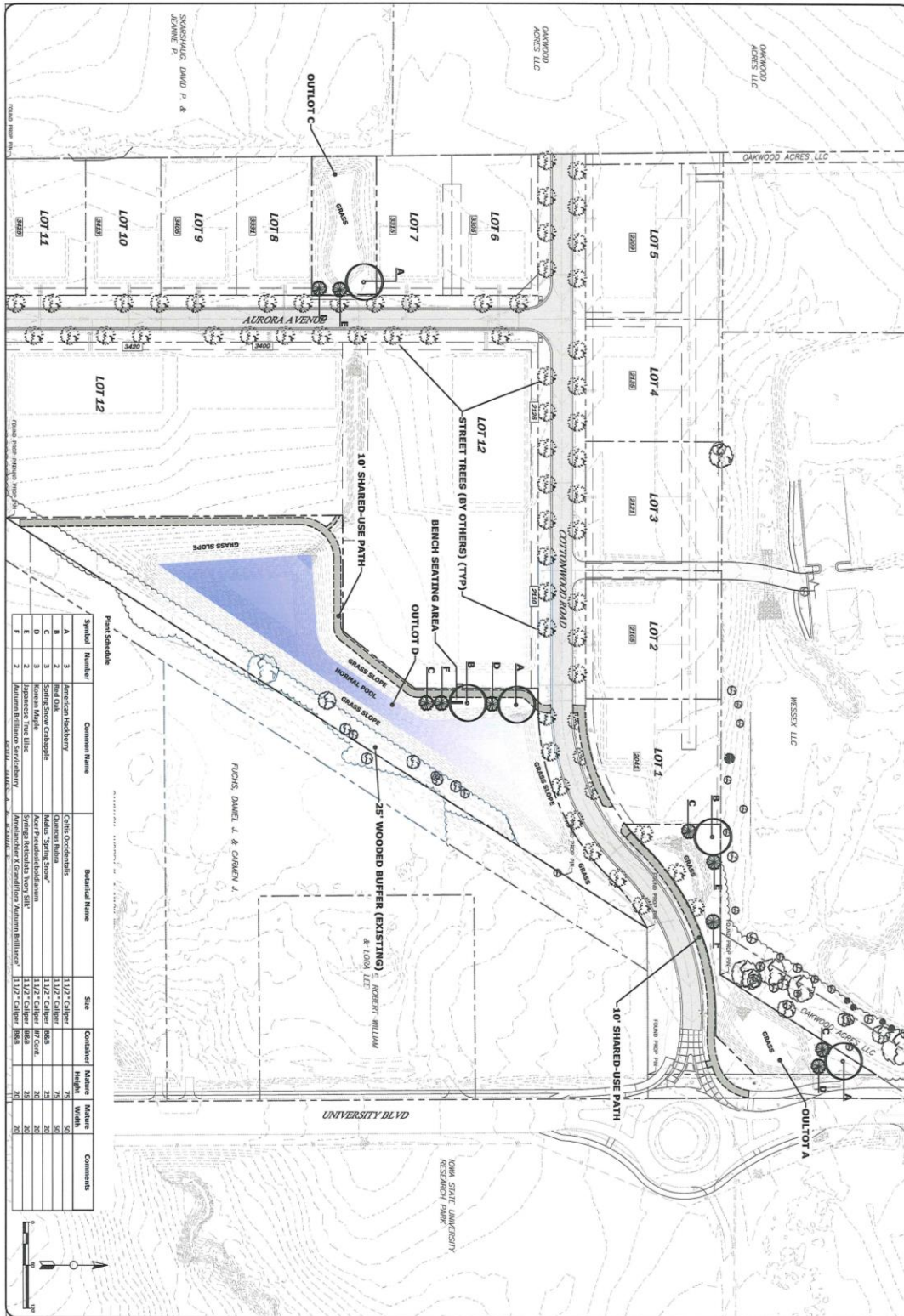
**SCALE:** 1/8" = 1'-0"

**NO.:** A 100

# Attachment E: Floor Plans (Second Floor)



# Attachment F: Village Park Subdivision and Landscape Plan



LANDSCAPING PLAN  
VILLAGE PARK OUTLOTS A, C, & D  
VILLAGE PARK SUBDIVISION  
3201 UNIVERSITY, 3323 AURORA, & 2036 COTTONWOOD  
AKES, IOWA

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

DATE	REVISION	BY	DATE
02/21/12	2012 PARKING CONCEPTS PER 12/21/12	SS/BAW	12/14
		SS/BAW	12/14
		SS/BAW	12/14
		SS/BAW	12/14
		SS/BAW	12/14

PROJECT NO: 5099-13A  
SHEET: 1 OF 1