

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 3331 & 3405 AURORA AVENUE

BACKGROUND:

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for two 8-unit apartment buildings, with one building at 3331 Aurora Avenue, Lot 8, and the other at 3405 Aurora Avenue, Lot 9, Village Park Subdivision (See Attachment A: Location & Zoning Map & Attachment B: Major Site Development Plan). Apartment buildings within the FS-RM zoning district require approval of a Major Site Development Plan by the City Council prior to the issuance of building permits.

The proposed site plan includes two separate lots that each will have an eight unit two-story apartment building. The proposed apartment buildings have an orientation to Aurora Avenue. The ground level units are accessed from the east and the west facades. The upper floor units are accessed from the south façade for Lot 8, and the north façade for Lot 9. This orientation is consistent with other apartment buildings in this subdivision that have been approved along Aurora Avenue.

The proposed apartment buildings have the same architectural features and metal materials as were approved for the 8-unit apartment buildings at 3505, and 3515 Aurora Avenue (See Attachment D: Building Elevations). The proposed buildings are two stories with a flat roof. 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 east elevation that faces Aurora Avenue for both lots. Sections of reddish brown face brick are used as accent materials for the facades.

The proposed two-story buildings, with flat roofs, are to function as a transitional building type between the more massive 3-story, 36 unit buildings with gable roofs on the other side of Aurora Avenue and the future single-family homes to the west. The building design has a very modern look that is similar to some commercial building features, with the flat roof, parapets, and metal materials.

The flat roof design is a departure from the architectural design of the other apartment buildings constructed along both sides of Cottonwood Road (with the exception of the 12-unit apartment building at 2151 Cottonwood Road). The other buildings have gabled or hipped roofs, vinyl lap siding with cultured stone veneers. The 12-unit, and 36-unit buildings along Cottonwood Road have cultured stone pillars that support decks and roofs above the decks, and above primary entries to buildings.

The site plan shows an 8-stall garage along the west property line, behind each apartment building, and surface parking spaces across the drive aisle from the garage.

A shared access easement, 25 feet wide, is centered on the property line between Lots 8 and 9, which provides access to the on-site parking on both lots (*See Attachment B: Major Site Development Plan, Site Layout & Dimension Plan*).

The garages are designed with galvalume finish corrugated metal siding applied in a horizontal orientation on all four walls, which is the same material shown on the building elevations for the apartment buildings. The garage roof slopes slightly toward the back for drainage, and is concealed from view with a parapet along the front and side walls.

Landscaping on Lots 8 and 9 is provided to meet the new residential landscaping standards for residential development. This includes new front yard landscaping requirements and parking lot landscaping standards. 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 or fence is required along the west property line to meet landscape buffer requirements in the FS-RM zone where the lot is adjacent to any lot zoned as FS-RL or RL zone. Lot 8 abuts the common area Outlot C. Outlot C is primarily for stormwater treatment, but will also include a mid-block sidewalk connection to the west.

On November 1, 2017, the Planning and Zoning Commission reviewed the proposed Major Site Development Plan, and discussed the site layout, open space, access, landscaping and the building design. By a vote of 6-0, the Commission recommended approval of the Major Site Development Plan, with the condition that a 5-foot wide sidewalk be installed in the easement on Outlot C, prior to issuance of a Certificate of Occupancy for the apartment building on Lot 8 (3331 Aurora Avenue).

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3331 and 3405 Aurora Avenue, with the following condition:
 - A. That the 5-foot wide sidewalk be installed in the easement on Outlot C, prior to issuance of a Certificate of Occupancy for the apartment building on Lot 8 (3331 Aurora Avenue).
2. The City Council can approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3331 and 3405 Aurora Avenue, with modifications.
3. The City Council deny the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3331 and 3405 Aurora Avenue, 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 Land Use Policy Plan (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 building design has a modern design approach in terms of its massing and use of exterior materials and architectural features. The proposed materials are very contemporary with the metal siding, parapet, and flat roof that are not common residential appearing finishes. The two-story height of the building does assist in its compatibility with future homes to the west. The building orientation, landscaping, and parking configuration are all found to meet zoning standards and provide for an efficient and desirable site design.

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

ADDENDUM

Project Description. Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for two 8-unit apartment buildings on the properties in the Village Park Subdivision, located at 3331 Aurora Avenue (Lot 8), and 3405 Aurora Avenue (Lot 9). Lot 8 includes 20,233.29 square feet (0.46 acres). Lot 9 includes 20,154.68 square feet (0.46 acres). Both lots are zoned as “FS-RM” (Suburban Residential Medium Density), and will have a public sidewalk (5 feet wide) for the entire frontage of the lot along Aurora Avenue (*See Attachment A: Location & Zoning Map & Attachment F: Village Park Subdivision Final Plat*).

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. 530th Avenue (Village Park Subdivision), includes FS-RM and RH (Residential High Density zoning). The Final Plat for Village Park Subdivision (*See Attachment F: Village Park Subdivision Final Plat*) includes eleven lots for development in the FS-RM zone on the west and north fringes of the subdivision, and one lot for development in the “RH” (Residential High Density) zone. The proposed development includes the third and fourth lots with site plans submitted for approval along the west side of Aurora Avenue (*See Attachment F: Village Park Subdivision & Landscape Plan*).

Density. Density limitations in the FS-RM zone require 7,000 square feet for the first two units, and 1,800 square feet for each additional unit. Lot 8 could accommodate 9 dwelling units, and Lot 9 could accommodate 9 dwelling units, provided all other site plan requirements are met. Eight (8) units are proposed for each building. The FS-RM zone allows a maximum of 12 units in each building. The proposed density of 8 units on 0.46 acres for both Lots 8 and 9 is the equivalent of 17.39 dwelling units per acre on each lot. This is within the density range (13-17 units/acre) on the approved Master Plan for Village Park Subdivision. The proposed 8-unit buildings consist of four (1-bedroom units), and four (2-bedroom units), for a total of twelve bedrooms in the each 8-unit building.

Parking/Access. 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 each of the 8-unit buildings is 14 spaces. The developer is proposing a total of 15 parking spaces per building, including one van-accessible handicap space, 8 garage stalls, and 7 surface parking spaces. The parking spaces, and garage stalls, are served by a single access from Aurora Avenue, centered on the property line that separates Lots 8 and 9 in a 25-foot wide shared access easement (*See Attachment B: Major Site Development Plan, Site Plan Layout & Dimension Plan*).

The shared access between Lots 2 and 3, Village Park Subdivision, 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.

Site Layout. The proposed site layout includes an 8-unit apartment building on Lot 8 (20,233.29 sq. ft), and Lot 9 (20,154.68 sq. ft.). Each apartment building footprint occupies 4,000 square feet of lot area. Each garage occupies another 2,160 square feet. Parking spaces, driveways, drive aisles, and sidewalks cover an additional 7,196 square feet. The three numbers added together (13,356 sq. ft.) equals the total amount of impervious surface, which covers 66% of each lot. The remaining lot area (34%) is landscaping.

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. Outlots A and D are located in close proximity to the proposed apartment buildings, and the other future apartment buildings to be constructed in Village Park. The Village Park Subdivision includes 19.83 acres (863,794.80 square feet). The land area included in Outlots A and D, combined, is equal to 151,038.74 square feet of land area, which is equal to 17.48% of the total land area in Village Park Subdivision (*See Attachment G: Village Park Subdivision & Landscape Plan*). Outlots A and D are located in close proximity to the proposed apartment buildings, and the other future apartment buildings to be constructed in Village Park. The outlots have been designed as stormwater detention and treatment areas and include one 10-foot wide trail extension. Review of the outlot landscape plan was separate from this project. There is no other common usable space included within the project.

Outlot C abuts the north boundary of Lot 8, and is an additional stormwater treatment area that will also include a midblock sidewalk connection to the west. Dry detention is planned for Outlot C with a storm water detention area that has a depth of approximately six feet. Installation of the sidewalk in Outlot C is recommended to be deferred until a lot south of Outlot C is developed.

Landscaping. Landscaping requirements are driven by parking lot design and front yard plantings for apartment buildings (*See the Landscaping Plan for Lots 8 and 9 on pages 20 and 21 of this report*). The proposed project's landscaping is most affected by the front yard foundation plantings which are required by the recently adopted residential landscaping standards. On Lots 8 and 9, landscaping is concentrated along the front building façade rather than distributed throughout the site. Screening for the parking area relies upon distance from the street and intervening trees to act as the buffer to the parking area behind the building. The area behind the garages, which varies in width from 11.0 feet to 12.4 feet, is planned as the location of a high screen, consisting of a tree every 50 linear feet and shrubs with a mature height of at least 6 feet, spaced 6 feet on-center. This landscaping is required to meet the landscape buffer requirements for the FS-RM zoning district.

Front yard planting requirements include a combination of shrubs, ornamental grasses, as well as overstory trees. The developer has included additional landscaping with arborvitae shrubs to meet the minimum screening requirements for the ground-mounted mechanical units. The wall mounted mechanical units are located on the rear of the building, and will not require screening to meet zoning standards.

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, Site Landscaping Plan – pages 20 and 21*). Staff believes the project meets the intended parking lot dispersal requirements as proposed.

A trash receptacle will be located in the rear yard, for Lots 8 and 9, next to the parking lot. Screening will consist of 1” by 6” vertical composite board to a height of six feet, including gates of the same design and materials

Circulation. Site access is from one driveway off Aurora Avenue. Aurora Avenue is a new north/south street that connects to Cottonwood Road on the north end, and extends to the south boundary of the Village Park Subdivision. Sidewalks (5-foot wide) in the right-of-way for Aurora Avenue, on both sides of the street, provide a connection to the sidewalk along Cottonwood Road, and 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: Village Park Subdivision Final Plat & Attachment G: Village Park Subdivision & Landscape Plan*). 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. Outlot C, adjacent to the north property line of Lot 8 will include a sidewalk at a width of 5 feet.

Building Design. The overall footprint of each proposed apartment building is approximately 67 feet by 64 feet. Minimum building front, side and rear yard setbacks are all met by the proposed placement of the apartment buildings on each lot. The site plan shows the garage structures between 11.0 and 12.4 feet from the west property line, approximately 10 feet from the north property line of Lot 8, and the south property line of Lot 9, and five feet from the property line that separates the two lots, which meets the minimum required setback of three feet for accessory structures (See *Attachment B: Major Site Development Plan – Site Layout & Dimension Plan*). The proposed 8-unit buildings have an orientation toward Aurora Avenue. The ground level units’ access is from the east façade for both lots. The upper floor units are access from the south for the building on Lot 8, and from the north on Lot 9. This building orientation is consistent with the orientation of the 8-unit buildings on Lots 6 and 7, as well as other apartment building approvals in Village Park that include windows and doors on facades along the streets.

The 8-unit buildings are consistent with the maximum building size of 12 units, allowed in the FS-RM zoning district. Each 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. The proposed contemporary look is a departure from other designs approaches seen in this area; however, staff supports diversity in architectural design overall.

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 east building elevation. Each building façade includes brick accents as the third exterior building material.

The two 8-stall garage buildings are designed with galvalume finish corrugated metal siding applied in a horizontal orientation, which is the same material shown on the building elevations for the apartment buildings. The garage roof slopes slightly toward the back for drainage, and 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 D: Building Elevations & Attachment E: Garage Elevations and Plan).

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 8 dwelling units on Lots 8 and 9, comprising 12 bedrooms in each apartment building, consistent with the 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 Lots 8 and 9 from Aurora Avenue is through one planned access easement which follows the property line that separates the two lots. 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 needed on the trash enclosure to comply with the zoning ordinance standards for screening garbage collection areas. The apartment building on each lot provides a high degree of separation and screening of the parking and garages in the rear yard from adjoining views, and as viewed from Aurora Avenue and 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 follows the property line separating the two lots, to minimize the number of curb cuts onto Aurora Avenue.

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.*

The proposed exterior lighting is consistent with the Outdoor 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.

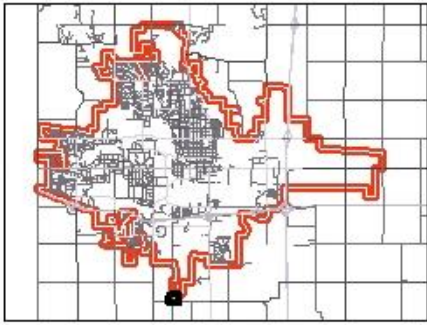
The scale of the proposed apartment buildings, in relation to the lot sizes, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The architectural design incorporates various planes to the building and use of exterior materials to create visual interest and address the scale and aesthetics of the building. The developer has proposed 8 units for each apartment building, which is less than the maximum number of units (12) allowed 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 Commission must decide whether the scale of the 8-unit buildings is in proportion to the future construction of single-family detached dwellings on the adjacent property to the west.

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.

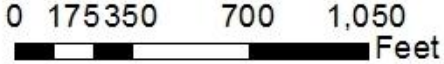
Attachment A: Location & Zoning Map



- Residential Low Density Zone "RL" (sec 29.701)
- Residential High Density Zone "RH" (sec 29.704)
- Highway-Oriented Commercial Zone "HOC" (sec 29.804)
- Planned Industrial Zone "PI" (sec 29.902)
- Research Park Innovation District "RI" (sec 29.903)
- Government/Airport District "S-GA" (sec 29.1002)
- Suburban Residential Zone Residential Low Density "FS-RL" (sec 29.1202(4)-1)
- Suburban Residential Zone Residential Medium Density "FS-RM" (sec 29.1202(4)-2)
- Planned Residence District "F-PRD" (sec 29.1203)

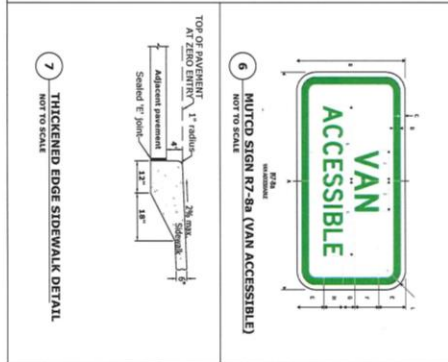
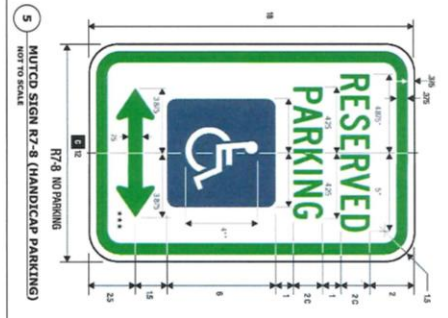
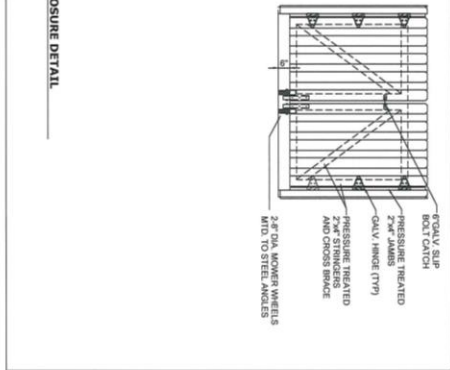
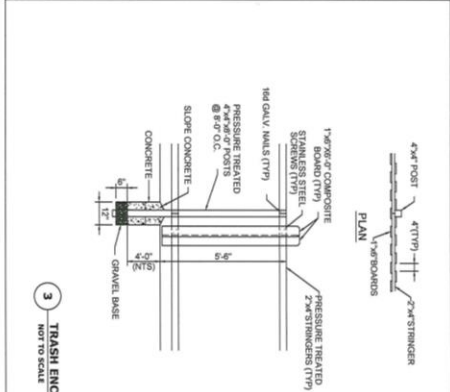
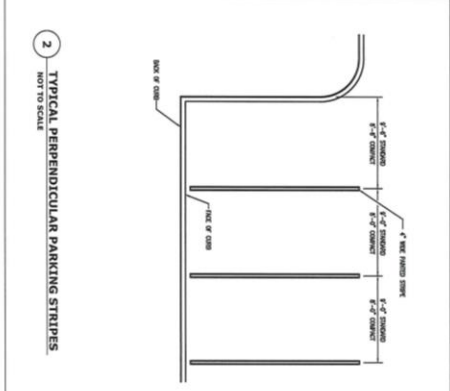
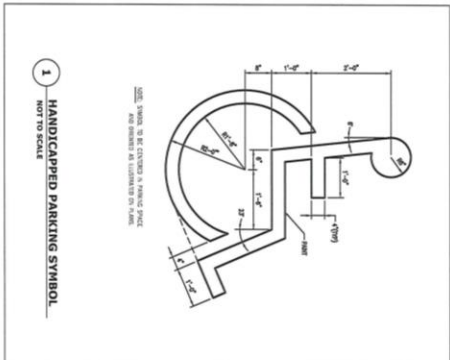
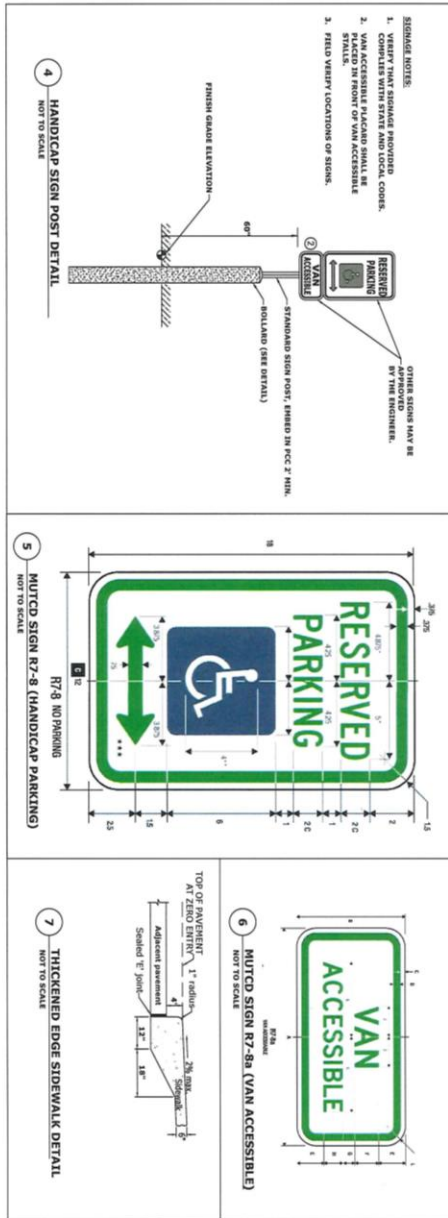


Location & Zoning Map 3331 & 3405 Aurora Avenue



Attachment B: Major Site Development Plan (Details)

DRAWING FILENAME	
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10/23/17	10/23/17
PROJECT NO.	PROJECT NO.
154	154
LAYER NAME	LAYER NAME
PLANNING	PLANNING
DATE	DATE
10/23/17	10/23/17



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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

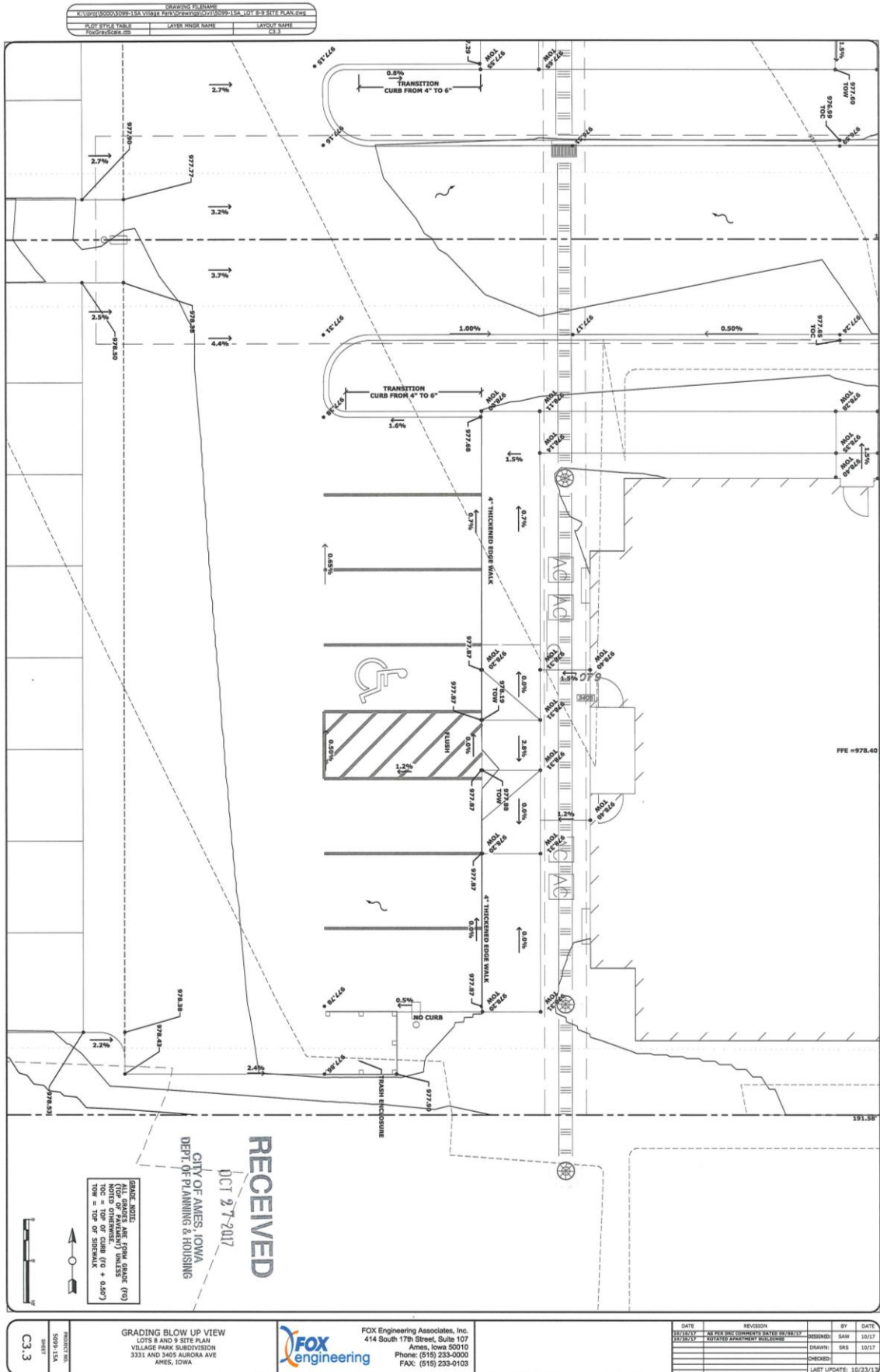
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DATE 10/23/17
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DETAILS
LOTS 8 AND 9 SITE PLAN
VILLAGE PARK SUBDIVISION
3331 AND 3405 AURORA AVE
AMES, IOWA

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

DATE	REVISION	BY	DATE
10/23/17	ISSUE FOR COMMENTARY REVIEW	BAW	10/17
10/23/17	REVISED DRAWING	BRS	10/17
	CHECKED		
	LAST UPDATE		10/23/17

Attachment B: Major Site Development Plan (Grading Blow Up View - #2)

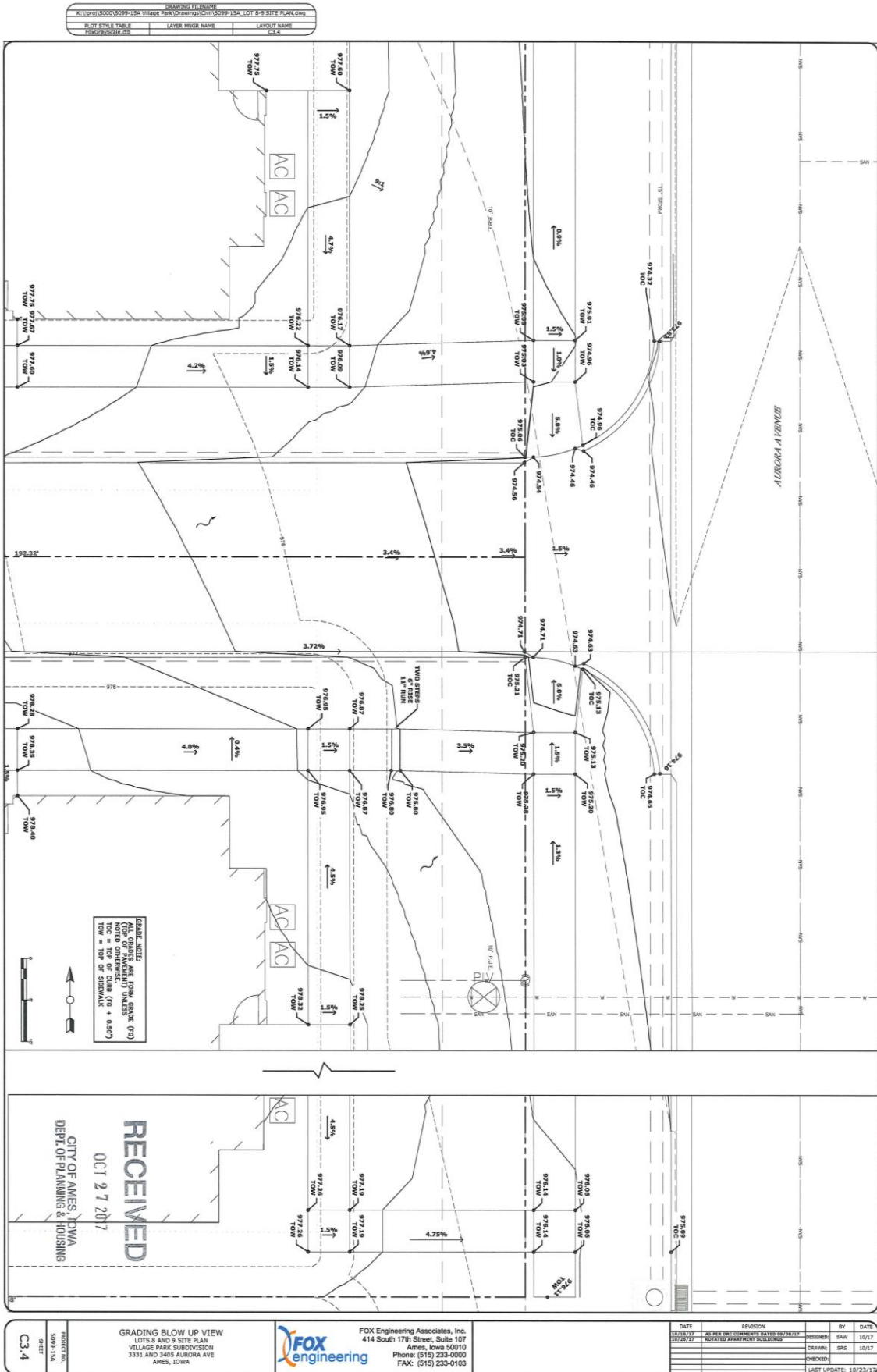


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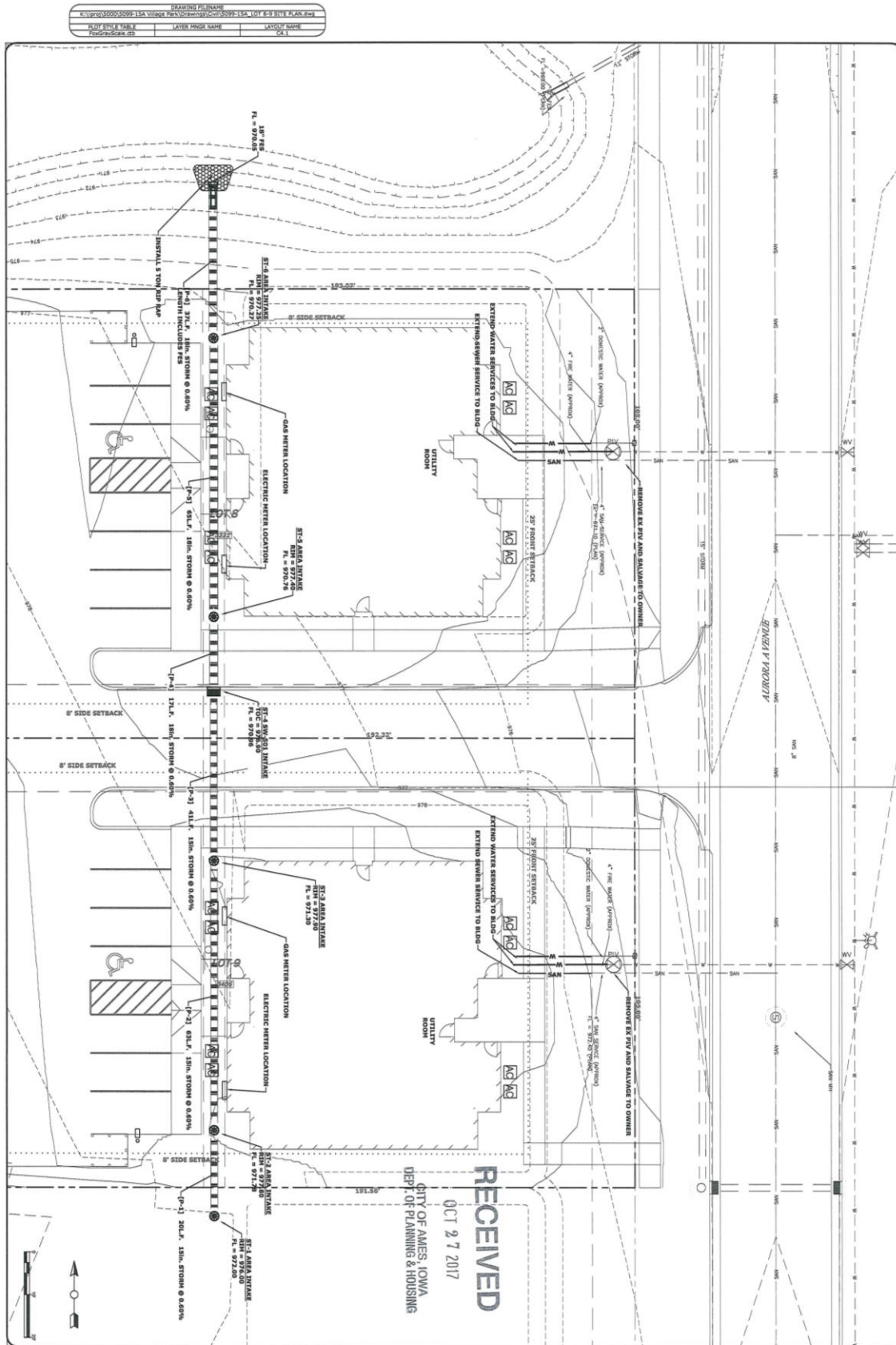
GENERAL NOTE
 SEE PLAN SHEET (10)
 FOR DIMENSIONS
 UNLESS OTHERWISE NOTED
 ELEVATIONS ARE TO TOP OF SIDEWALK

<p>C3.3</p>	<p>GRADING BLOW UP VIEW LOTS 8 AND 9 SITE PLAN VILLAGE PARK SUBDIVISION 3331 AND 2405 AUBURN AVE AMES, IOWA</p>	<p>FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>10/23/17</td> <td>AS PER SUBMITTAL REVIEW 10/23/17</td> <td>DESIGNED: SAH</td> <td>10/27</td> </tr> <tr> <td></td> <td></td> <td>DRAWN: SRS</td> <td>10/27</td> </tr> <tr> <td></td> <td></td> <td>CHECKED:</td> <td></td> </tr> <tr> <td colspan="4" style="text-align: right;">LAST UPDATE: 10/23/17</td> </tr> </tbody> </table>	DATE	REVISION	BY	DATE	10/23/17	AS PER SUBMITTAL REVIEW 10/23/17	DESIGNED: SAH	10/27			DRAWN: SRS	10/27			CHECKED:		LAST UPDATE: 10/23/17			
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Attachment B: Major Site Development Plan (Grading Blow Up View - #3)



Attachment B: Major Site Development Plan (Site Utility Plan)



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C4.1

SITE UTILITY PLAN
 LOTS 8 AND 9 SITE PLAN
 VILLAGE PARK SUBDIVISION
 3331 AND 3405 AURORA AVE
 AMES, IOWA

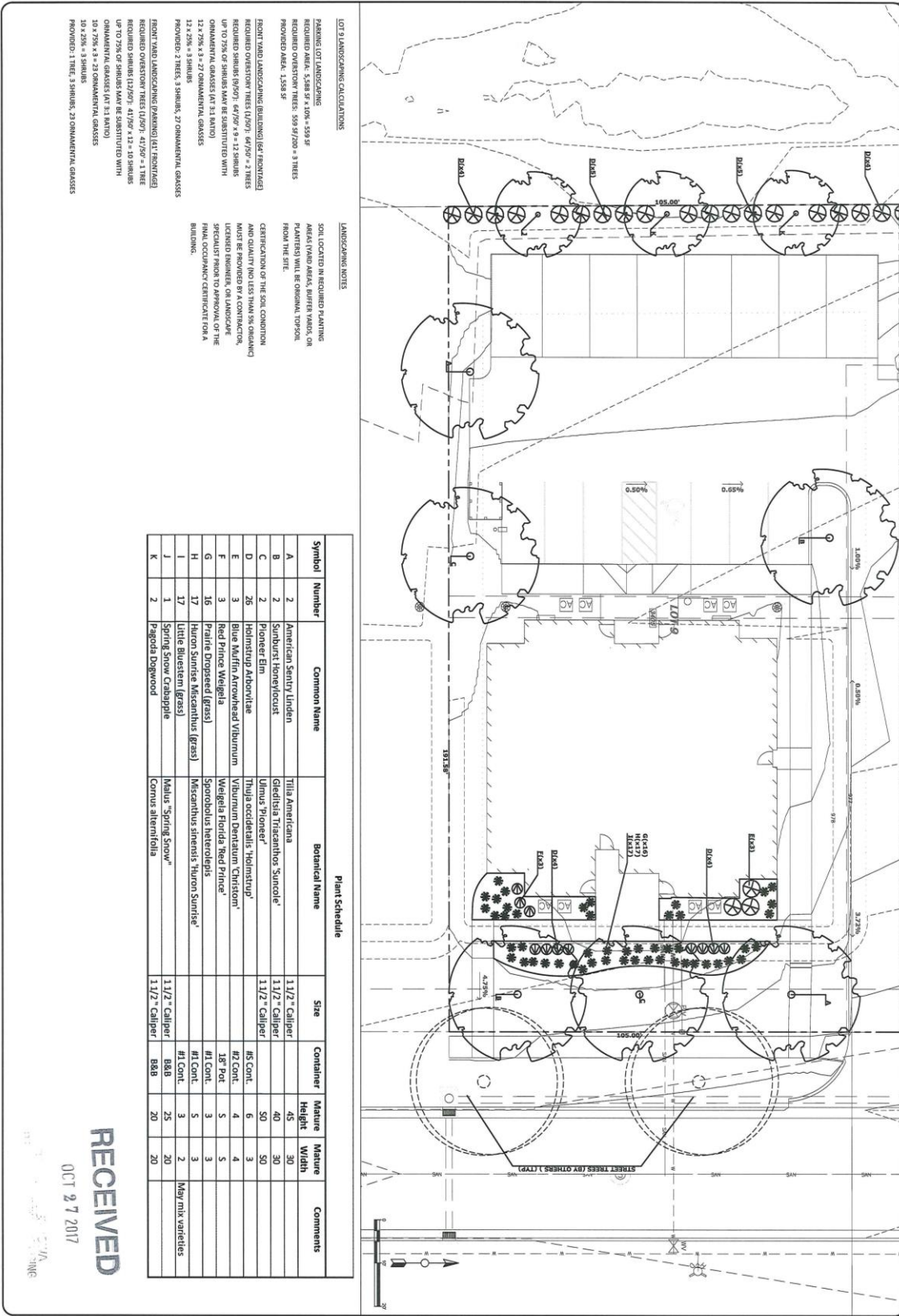
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 CITY OF AMES, IOWA
 DEP. OF PLANNING & HOUSING

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
10/23/17	AS PER ENG. COMMENTS TO THE PROPERTY	SRG	10/23/17
10/23/17	REVISED APARTMENT BUILDINGS	SRG	10/23/17
		CHECKED:	
		LAST UPDATE:	10/23/17

Attachment B: Major Site Development Plan (Site Landscaping Plan – Lot 9)

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PlanGrid	Scale	C5.2



LOT 9 LANDSCAPING CALCULATIONS:

PARKING LOT LANDSCAPING
 REQUIRED AREA: 5,588 SF @ 10% = 559 SF
 REQUIRED OVERSTORY TREES: 559 SF / 200 = 3 TREES
 PROVIDED AREA: 1,558 SF

FRONT YARD LANDSCAPING (BUILDINGS) (SCHEDULED)
 REQUIRED OVERSTORY TREES: 45,797 SF @ 10% = 4,580 SF
 REQUIRED OVERSTORY SHRUBS: 45,797 SF @ 2% = 916 SHRUBS
 UP TO 75% OF SHRUBS MAY BE SUBSTITUTED WITH
 ORNAMENTAL GRASSES (AT 1:1 RATIO)
 12' x 25% = 3 x 27' ORNAMENTAL GRASSES
 12' x 25% = 3 SHRUBS

FRONT YARD LANDSCAPING (PARKING) (SCHEDULED)
 REQUIRED OVERSTORY TREES (0.50%): 45,797 SF @ 0.5% = 229 TREES
 REQUIRED OVERSTORY SHRUBS (1.00%): 45,797 SF @ 1% = 458 SHRUBS
 UP TO 75% OF SHRUBS MAY BE SUBSTITUTED WITH
 ORNAMENTAL GRASSES (AT 1:1 RATIO)
 10' x 25% = 3 x 23' ORNAMENTAL GRASSES
 10' x 25% = 3 SHRUBS
 PROVIDED: 1 TREE, 3 SHRUBS, 23 ORNAMENTAL GRASSES

LANDSCAPING NOTES:

SOIL LOCATED IN REQUIRED PLANTING AREAS (YARD AREAS, BUFFER ZONES, ON PLANTERS) WILL BE ORIGINAL TOPSOIL FROM THE SITE.

CERTIFICATION OF THE SOIL CONDITION AND QUALITY (NO LESS THAN 5% ORGANIC MATTER) MUST BE PROVIDED BY A CONTRACTOR LICENSED IN IOWA, ON LANDSCAPE SPECIALIST PRIOR TO APPROVAL OF THE FINAL OCCUPANCY CERTIFICATE FOR A BUILDING.

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
A	2	American Shanty Linden	Tilia Americana	11/2" Caliper		45	30	
B	2	Sunburst Honeylocust	Gleditsia Trianthus 'Suncoi'	11/2" Caliper		40	30	
C	2	Pioneer Elm	Ulmus 'Pioneer'	11/2" Caliper		50	50	
D	26	Holmsteup Arborvitae	Thuja occidentalis 'Holmsteup'		18" Cont.	6	4	
E	3	Blue Muffin Aristonhead Viburnum	Viburnum Dentatum 'Chiscom'		18" Pot.	5	3	
F	3	Red Prince Weigela	Weigela Florida Red Prince		18" Cont.	3	3	
G	16	Prairie Dropseed (grass)	Sporobolus heterotrixis		18" Cont.	3	3	
H	17	Huron Sunrise Miscanthus (grass)	Miscanthus sinensis 'Huron Sunrise'		18" Cont.	3	3	
I	1	Little Bluestem (grass)	Miscanthus sinensis 'Huron Sunrise'		18" Cont.	3	3	Mix mix varieties
J	1	Spring Snow Crabapple	Malus 'Spring Snow'	11/2" Caliper	888	25	20	
K	2	Pagoda Dogwood	Cornus alternifolia	11/2" Caliper	888	20	20	

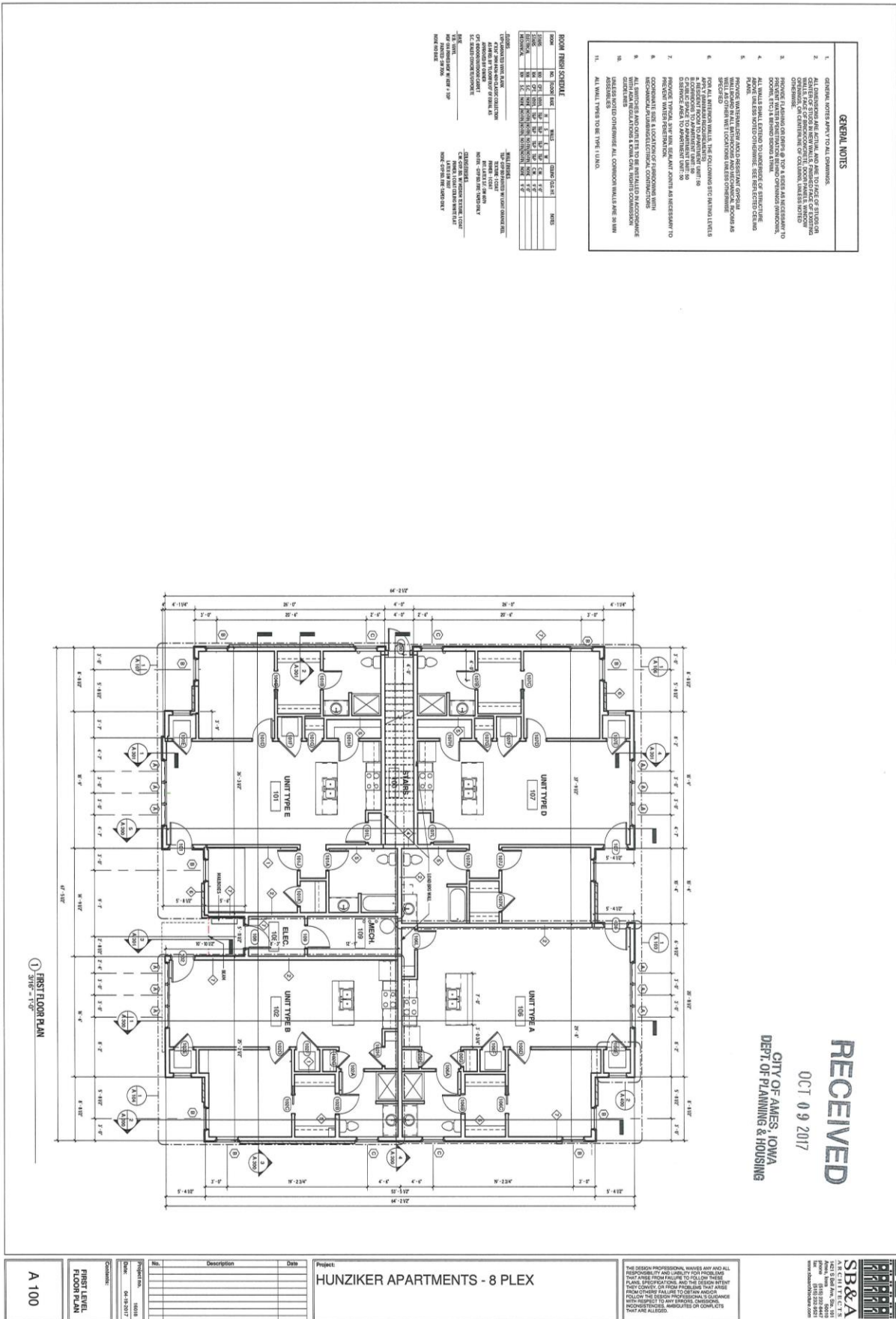
RECEIVED
 OCT 27 2017
 1170515000

PROJECT NO. 5099-15A
 SHEET C5.2
 LOT 9 LANDSCAPING PLAN
 LOTS 8 AND 9 SITE PLAN
 VILLAGE PARK SUBDIVISION
 3331 AND 3405 AURORA AVE
 AMES, 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
11/17/17	AS PER THE COUNTY DEVELOPER 10/25/17	DESIGNED	SAW 10/17
11/22/17	REVISED DRAWING BUILDINGS	DRAWN	SR5 10/17
		CHECKED	
		LAST UPDATE:	10/22/17

Attachment C: Floor Plans – First Level Floor Plan



- GENERAL NOTES**
- GENERAL NOTES APPLY TO ALL DRAWINGS.
 - ALL CONCRETE AND BRICK WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON STUDS OR JOISTS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS UNLESS OTHERWISE NOTED.
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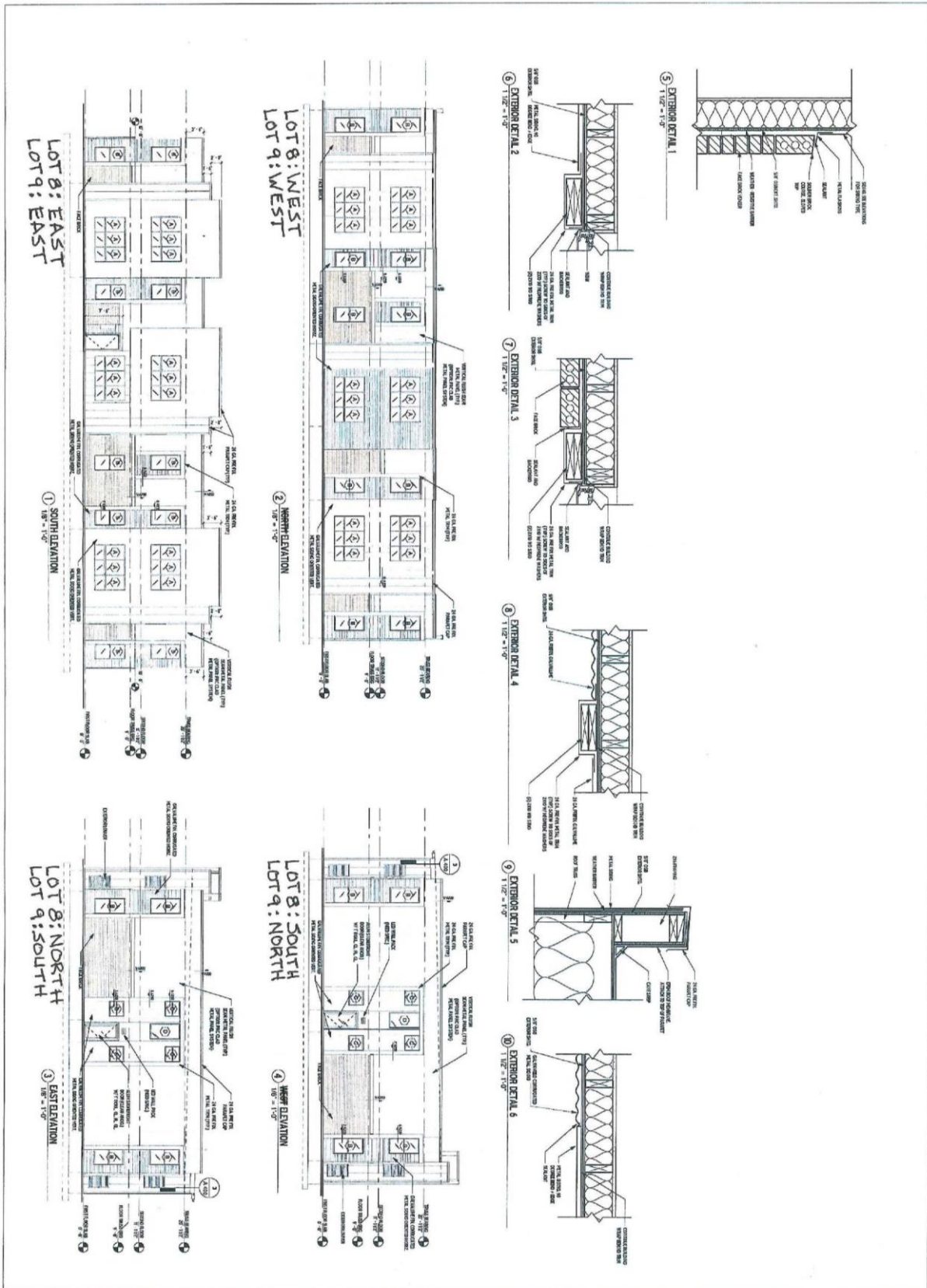
ROOM FINISH SCHEDULE

ROOM	NO.	FINISH	DESCRIPTION
CEILING	1	AC	ACRYLIC CEILING
FLOOR	2	TL	TERRAZZO FLOOR
WALL	3	GP	GYPSUM BOARD WALL
WALL	4	GP	GYPSUM BOARD WALL
WALL	5	GP	GYPSUM BOARD WALL
WALL	6	GP	GYPSUM BOARD WALL
WALL	7	GP	GYPSUM BOARD WALL
WALL	8	GP	GYPSUM BOARD WALL
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WALL	100	GP	GYPSUM BOARD WALL

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 OCT 09 2017
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

<p>SB&A ARCHITECTS 1000 W. MAIN ST. AMES, IOWA 50010 PHONE: 563-232-2222 FAX: 563-232-2223 WWW.SB&AARCHITECTS.COM</p>	<p>Project: HUNZIKER APARTMENTS - 8 PLEX</p>
	<p>THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR WORK DONE THAT RESULTS FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE CLIENT'S BEST INTERESTS OR FROM FAILURE TO OBTAIN NECESSARY PERMITS OR FROM FAILURE TO COMPLY WITH RESPECT TO ANY ENACTED, ENACTING, OR ENACTED-TO-BE LAWS, REGULATIONS OR ORDINANCES THAT ARE ALLEGED.</p>

Attachment D: Building Elevations

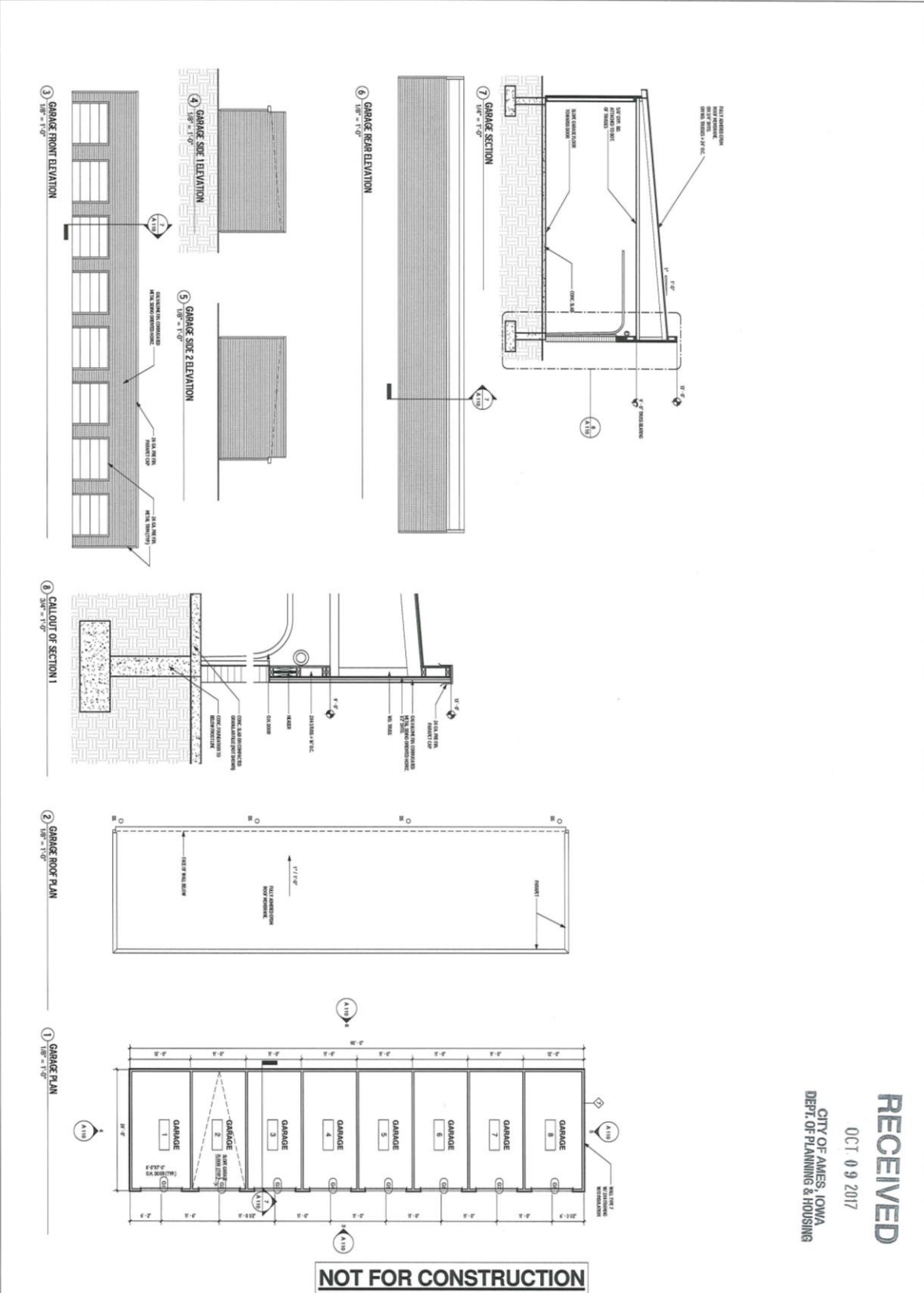


PROJECT NO. 200-1 DATE 04-18-2017 COMPILED BY	No. Description Date	Project HUNZIKER APARTMENTS - 12 PLEX	<small>THE DESIGN PROFESSIONAL, AGENTS AND ALL RESPONSIBILITY AND LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS.</small>	S&B&A <small>1401 E. 1st Ave., Suite 201 Denver, CO 80202 Phone: 303.733.8827 Fax: 303.733.8828 www.sandb.com</small>

Attachment E: Garage Elevations & Plan View

8/11/2017 9:24:21 AM

S:\Design 16\16018 HUNZIKER APARTMENTS\03_drawings\REVIT & PLEX\HUNZIKER APTS 8 PLEX.rvt



NOT FOR CONSTRUCTION

Project: HUNZIKER APARTMENTS - 8 PLEX

No.	Description	Date

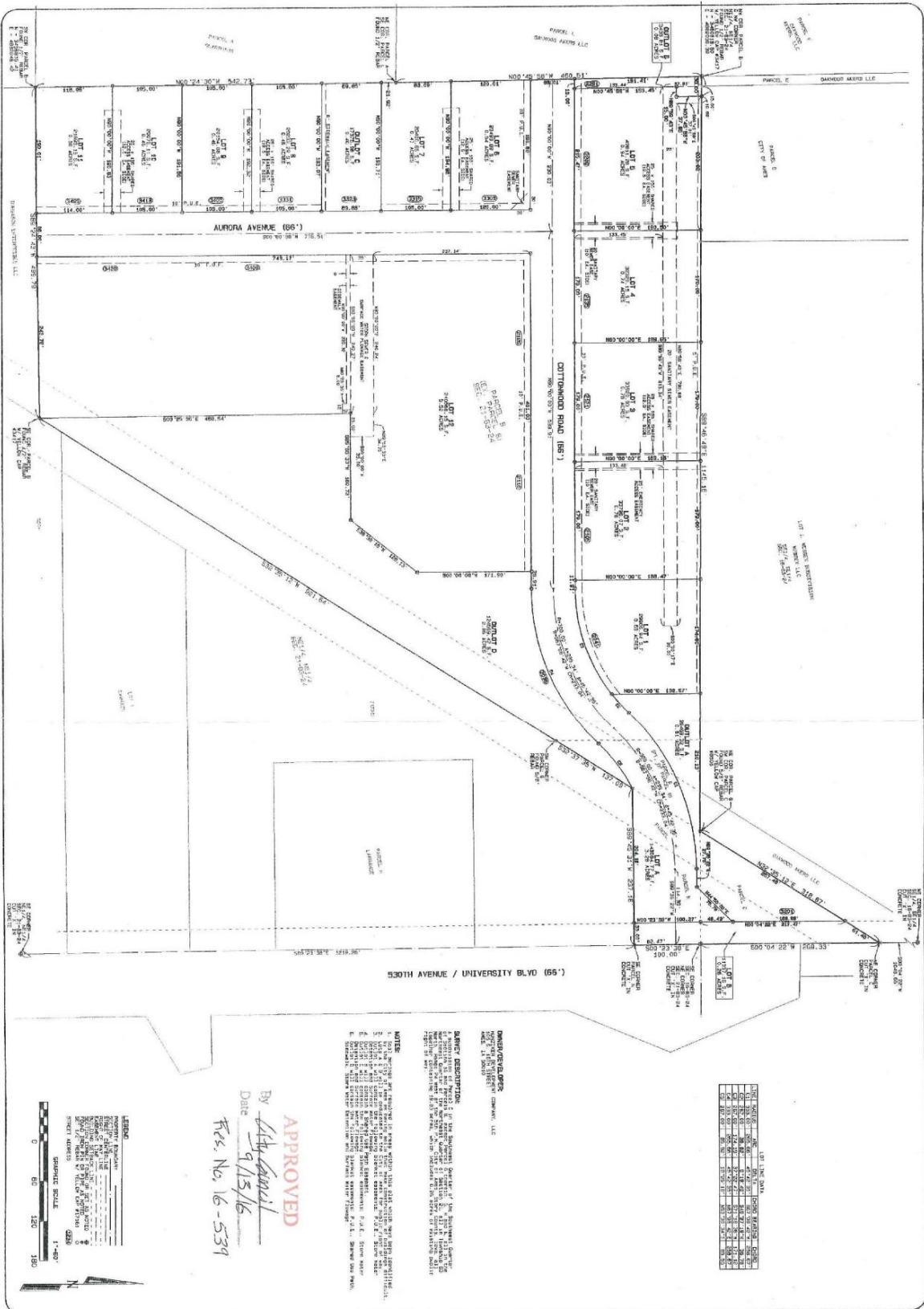
Project: HUNZIKER APARTMENTS - 8 PLEX
 Date: 08-19-2017
 Drawing: GARAGE PLANS
 Sheet: A 110

THE DESIGN PROFESSIONAL MAKES NO WARRANTY OR ASSUMES RESPONSIBILITY AND LIABILITY FOR ANY AND ALL ERRORS, OMISSIONS, INADEQUACIES, INCONSISTENCIES, CONFLICTS, OR INADEQUACIES IN THE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT HEREIN. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY AND ALL ERRORS, OMISSIONS, INADEQUACIES, INCONSISTENCIES, CONFLICTS, OR INADEQUACIES IN THE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT HEREIN. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY AND ALL ERRORS, OMISSIONS, INADEQUACIES, INCONSISTENCIES, CONFLICTS, OR INADEQUACIES IN THE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT HEREIN.

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Attachment F: Village Park Subdivision Final Plat



LEGEND

Property Boundary	Property Line
Survey Boundary	Survey Line
Right-of-Way Boundary	Right-of-Way Line
Utility Line	Utility Line
Other	Other

GRAPHIC SCALE
1"=40'
0 50 100 150

APPROVED
By *City Council*
Date *9/15/16*
Res. No. 16-539

NOTES

1. Survey was performed in accordance with the Iowa Surveying Code, Chapter 177, and the International Surveying Code, Chapter 177.1.
2. The survey was performed using a total station and a GPS receiver.
3. The survey was performed on a clear day with good visibility.
4. The survey was performed in accordance with the Iowa Surveying Code, Chapter 177, and the International Surveying Code, Chapter 177.1.
5. The survey was performed in accordance with the Iowa Surveying Code, Chapter 177, and the International Surveying Code, Chapter 177.1.

DISCLAIMER

THIS SURVEY WAS PERFORMED FOR THE CITY OF AMES, IOWA. THE CITY OF AMES, IOWA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

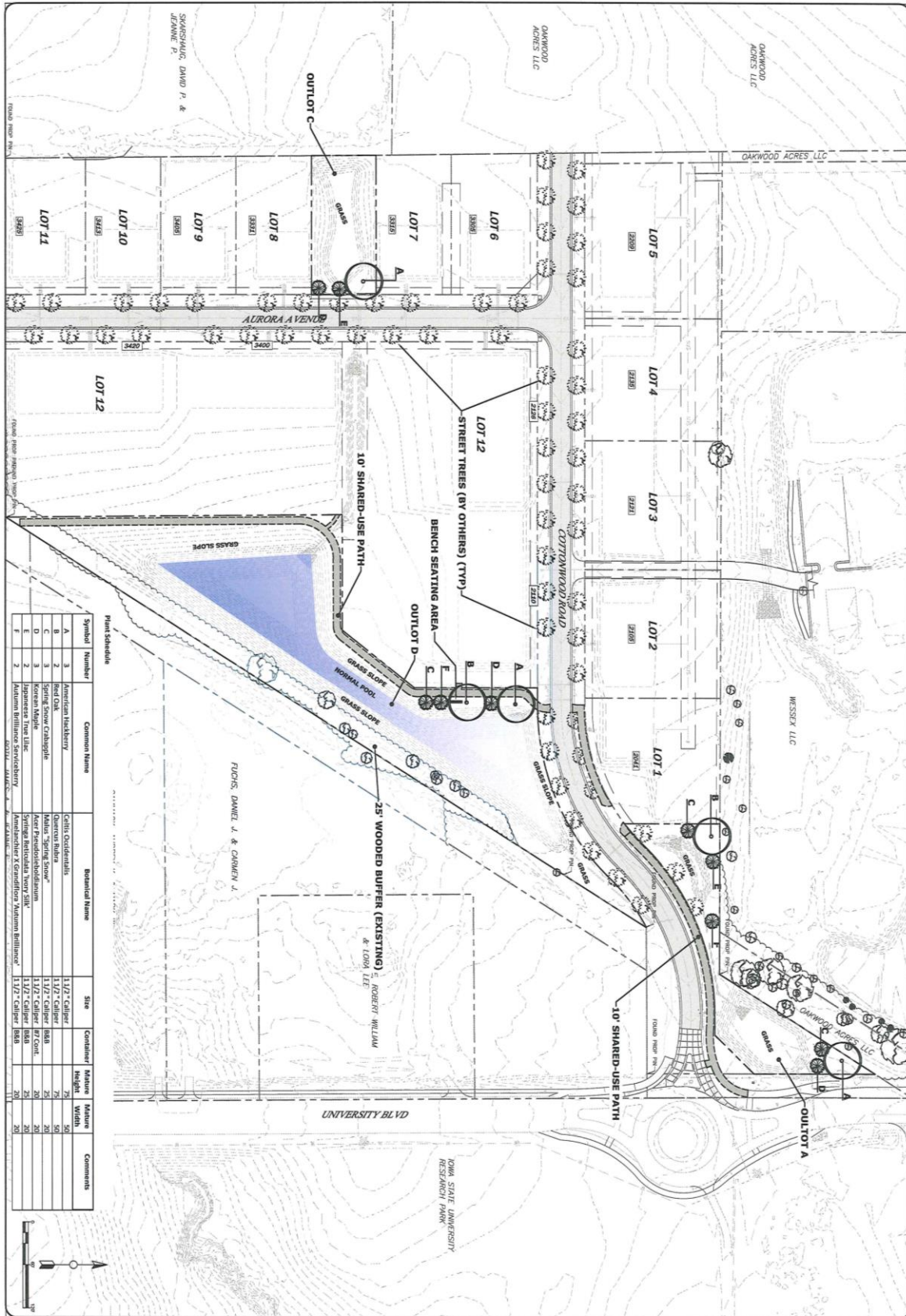
Lot No.	Area (sq. ft.)	Area (sq. rods)
1	10,000	0.227
2	10,000	0.227
3	10,000	0.227
4	10,000	0.227
5	10,000	0.227
6	10,000	0.227
7	10,000	0.227
8	10,000	0.227
9	10,000	0.227
10	10,000	0.227
11	10,000	0.227
12	10,000	0.227
13	10,000	0.227
14	10,000	0.227

STUMBO & ASSOCIATES
LAND SURVEYING
510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
PHONE 515-233-3604 FAX 515-233-4403

FINAL PLAT
VILLAGE PARK SUBDIVISION
PARCEL C IN THE SE1/4, SE1/4 OF SEC. 16-03-24
& PARCELS B, G, H, & N IN THE NE1/4, NE1/4 OF
SEC. 21-03-24, CITY OF AMES, STORY COUNTY, IOWA
JOB #16604FP DATE: 8/15/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying
document was prepared and the related survey work was performed
by me or under my direct personal supervision and that I am a
 duly licensed professional land surveyor in the State of Iowa.
R. Kelly Siff Date: *8/15/16*
Iowa State Board of Licensure for Professional Land Surveyors
17161

Attachment G: Village Park Subdivision and Landscape Plan



PROJECT NO. 5099-154	LANDSCAPING PLAN VILLAGE PARK OUTLOTS A, C & D VILLAGE PARK SUBDIVISION 3201 UNIVERSITY, 3223 AURORA, & 2036 COTTONWOOD AMES, 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
				10/27/15	AS PER IBC COMMENTS DATED 10/27/15	SKM	10/14
SHEET 1 OF 1				CHECKED:	SRS	10/14	
				DRAWN:	SRS	10/14	
				LAST UPDATE:	10/25/15		