

**COUNCIL ACTION FORM**

**SUBJECT: PLANNED RESIDENCE DISTRICT REZONING AND MAJOR SITE DEVELOPMENT PLAN FOR 398 SOUTH 500<sup>TH</sup> AVENUE AND PROPERTY WEST OF 5508 LINCOLN WAY**

**BACKGROUND:**

Trinitas Development LLC is requesting a Floating Planned Residence District (PRD) rezoning and approval of a Major Site Development Plan at 398 South 500<sup>th</sup> Avenue and the parcel located west of 5508 Lincoln Way to allow for the construction of 263 dwelling units. The proposed plan includes attached dwelling houses (two-family homes), four apartment buildings, 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 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 500<sup>th</sup> 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 initial request for this site came before the City Council for approval of a rezoning of the properties from Agricultural (A) to Planned Residence District, (PRD), Major Site Development Plan for 240 units with 860 bedrooms, and Preliminary Plat at the June 27, 2017 City Council meeting. The City Council's discussion of the project included, among other things, site design for storm water, compatibility with adjacent properties, issues relating to the lack of housing diversity, access to CyRide, and needs for additional student housing. The City Council voted 3-3 on a motion to approve the PRD rezoning request and as a result of the tie vote the project was denied at the June 27<sup>th</sup> meeting.

The applicant has now proposed a PRD rezoning request with a modified arrangement of uses and a new Major Site Development Plan. **The general layout of the site and intent for development of 100% rental property that is principally student rental housing remains the same as the original proposal.** The proposed site plan includes a total unit count of 261 units and a bedroom count of 855. The dwelling types are divided into 214 dwelling units within two-family dwellings, referred to as "attached dwelling houses," four apartment buildings with 46 dwelling units, and one single dwelling unit with the associated maintenance building.

**The newly proposed site plan includes changes to the southeast corner of the development to now include four apartment buildings (townhome style design) rather than all attached dwelling houses. The developer indicates that the intent of including apartments is to provide a "workforce housing" use type.** The developer has included a memo that includes definitions for "non-student residents" that will apply to 46 units within the development, which is the total number of apartment

units. The proposed 46 apartment units account for 11 percent of the total bedrooms available for rent in the proposed project. The developer is willing to enter into an agreement restricting these units to workforce housing.

The “workforce housing” units would not be leased to “students” as defined by the developer. Certain exceptions to the full time student definition are described in the memo (Attachment J), such as if a person is a student and has a dependent, is a veteran, is older than 24 years of age, etc. would be excepted from the student rental restriction. The definition and exceptions are based on federal HUD guidelines for federal housing programs.

Unit Type	Units	Beds	% Units	% Beds
1 br	40	40	15.3%	4.7%
2 br	38	76	14.6%	8.9%
3 br	19	57	7.3%	6.7%
4 br	138	552	52.9%	64.6%
5 br	26	130	10.0%	15.2%
<b>Total</b>	<b>261</b>	<b>855</b>	<b>100.0%</b>	<b>100.0%</b>

Parking requirements have been met throughout the site at a dwelling house parking rate by providing 1 parking space per bedroom and 1.5 per one bedroom unit. This approach exceeds both Zoning Ordinance and proposed Rental Code requirements for two-family dwellings. The applicant has provided 915 parking spaces where 845 spaces are required for apartments and two-family homes.

**The proposed Major Site Development Plan has the same overall layout and circulation system as the original proposal with a new north south public street named Lawrence Avenue that connects to an extension of Norris Street. All other circulation areas are private drives. The developer has agreed to strengthen part of Lawrence Avenue to support bus service if available in the future. The primary changes from the original plan are conformance to the new landscaping ordinance for the private drives by incorporating new overstory trees, changing the building type in the southeast corner, inclusion of additional perimeter landscaping along the east property line, and minor changes to the overall stormwater management plan.** Conditions are included for the Major Site Plan concerning final approval of landscaping plans and stormwater plans.

**The proposed apartments replace 13 two-family dwelling houses (26 units) with four apartment buildings totaling 46 units. The inclusion of four three-story apartment buildings does change how the project interfaces with the existing single-family development to the east.** The single-family homes tend to be primarily single story homes in this area. The three-story apartments are setback sixty feet from the east property line, which exceeds the minimum setback requirements. The units meet the standard 25-foot front yard setback along Lawrence Avenue. The developer describes the apartments as townhomes due to the vertical appearance of the apartment units and the outdoor individual entries to each unit. The ground level units are access at grade with the upper floor units with second level entries access by external steps. Each unit includes a ground level patio or second level deck. The design is similar to the Copper Beech apartment development off of S. 16<sup>th</sup> Street with the exception of roof details and materials and colors. All apartments are served by

surface parking and there are no garages or covered parking provided for the units.

The orientation of the apartment units has the appearance of the back or rear of the units along the new Lawrence Avenue public street with the entrances facing the parking. The front yard includes required landscaping, but the primary building features visible from the street will be the 2<sup>nd</sup> story decks along street frontage. **The City Council could require enhancement of the townhome appearance of the apartments with requirements to reorient the units to have front doors facing the streets or to require more individual unit differentiation with façade relief corresponding to color changes and changes to the roof for creating the appearance of vertical individual units.** Staff has included a condition for the developer to address additional architectural detailing for the Lawrence facades.

Due to the inclusion of apartments, staff has included the RH Apartment checklist as Attachment I for evaluation of a number of issues related to consistency with the LUPP. The purpose of the matrix is to evaluate if a specific site is suitable for multi-family development, the matrix does not set a minimum scoring requirement nor does it evaluate if alternative uses that may be also suitable for the site proposed with apartments. The matrix has been used for various projects that include multi-family housing regardless of zoning class.

The approval of the Site Development Plan and original Annexation Development Agreement are predicated on the City approving a subdivision of the property as well. The applicant has prepared a Preliminary Plat for the site, but it is not included with this request. If the Rezoning and Major Site Development Plan are approved, City Council will still need to approve the Preliminary Plat at a subsequent meeting.

Originally the project also included a request for a text amendment to allow for the renting of the two-family units to up to five unrelated people as attached dwelling houses. Although the applicant intends to make all of the units available for rent for up to five adults subject to bedroom limitations, the prior text amendment is likely moot due to pending changes to the Rental Code for occupancy regulations. Upcoming changes to rental occupancy regulations would no longer create a need for the attached dwelling units to be classified as “attached dwelling house”, they would just be considered two-family units with occupancy based upon the number of bedrooms and parking spaces provided.

#### **Planning and Zoning Commission Recommendation:**

At the meeting of December 6, 2017, the Planning and Zoning Commission reviewed the proposed project and discussed many elements of the design and proposed use. The Commission raised concerns with the intensity of the project with the number of bedrooms, student housing needs, and the amount of people and lack of public transportation for this location. The Commission discussed the overall layout, CyRide access, apartment design, landscaping, and stormwater features. The developer described their planned private shuttle system for the residents that would operate until such time that CyRide may serve the site. The developer did note that although they do not have specific drop off locations planned at this time, the locations would not interfere with CyRide locations or be on campus. The developer also described their intent for

workforce housing and changes to the project and compared it to a recently completed project in Oxford, Ohio. The developer's engineer also described the storm water management plans and issues with the drainage district.

The Planning and Zoning Commission did not recommend approval of the PRD with 5 members voting not to approve and 2 members voting to approve the plan. The motion to approve failed with 2-5 vote of the Commission.

### **ALTERNATIVES:**

1. The City Council can approve the following requests for the properties at 398 South 500<sup>th</sup> 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 final plat for creation of the proposed lots as depicted on the site plan in relation to the preliminary plat;
    - ii. Recording of easements for public utilities as noted on the site plan plan;
    - iii. Prior to occupancy of the first building, provide an updated landscaping plan for front yard landscaping along Lincoln Way and 500<sup>th</sup> Avenue consisting of a mix of trees, shrubs, and grasses as "foundation plantings" with final approval by the Planning Director.
    - iv. Ensure existing landscaping and fencing is preserved and maintained and if removed that is replaced.
    - v. 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.
    - vi. Upon final approval of the Stormwater Management Plan, a complete printed copy of the Plan shall be submitted to the Municipal Engineer.
    - vii. Drainage District tile line utilized by the development shall be the maintenance responsibility of the developer and not the City.
    - viii. 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.
    - ix. The developer is solely responsible for securing outside agency approvals for roadway improvements and storm water improvements.
    - x. Include additional façade relief for the two apartment buildings along Lawrence Avenue with changes in the wall plane or roof forms to enhance the individual unit identity. Final architectural plans are subject to Planning Director approval.
    - xi. Enter into an agreement for "workforce" housing rental limitations per the Developer's proposed definitions.



2. The City Council can approve the request for rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 398 South 500<sup>th</sup> 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 500<sup>th</sup> 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. If a PRD is not approved, the developer can seek rezoning to a standard 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, which is at the high end of low density development ranges, and much higher than typical single-family dwelling developments.

This PRD application is essentially the same request as the Council heard back in June 2017, with the exception of changing out 13 two-family homes for four apartment buildings in the southeast corner and increased landscaping to meet new landscaping standards. The developer describes the apartment units as marketed for "workforce housing" units that does not include students. The remainder of the site would be marketed as student housing. The applicant is in agreement with conditions presented with Alternative #1.

While, the proposal can be found to be consistent with the LUPP in that it provides housing that meets density estimates for New Lands, **the concerns raised regarding the type of housing units, access to public transportation, and the number of student housing oriented units have not substantially changed from the original request that was denied by the City Council as not appropriate for this site. The applicant has not chosen to substantially change the mix of units from the original proposal by creating either ownership housing options or true single-family attached townhomes that include garage parking to distinguish it from basic rental housing options that already exist in the City.**

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.

In addition to the general land use and zoning consistency described above, the PRD rezoning request includes review of the specific development design and details. 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. 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. The additional landscaping is an enhancement of the overall plan from June, but will still be a tight planting environment due to reduced setbacks through the private drive and parking areas. The apartments are buffered from the homes to the east but have limited architectural interest when viewed from Lawrence Avenue due to second story decks and no front door entries. These elevations could be enhanced with additional architectural details or reorientation. Staff believes the proposed development layout with the recommended conditions, when viewed as an overall development, does comply with the PRD design principles.

**With the minor changes to building types and continued focus on a large scale rental housing project overall that is substantially similar to previously denied submittal, the same issues and reasoning for the earlier denial persist for the project. Therefore, it is the recommendation of the City Manager that the City Council support Alternative #3 thereby denying the PRD Rezoning and accompanying Major Site Development Plan.**

## **ADDENDUM**

### **PROJECT DESCRIPTION:**

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 and is a mix of commercial to the northwest and residential with a landscaping business to the south.

The applicant requests a rezoning of the parcels from Agriculture (A) to Planned Residential District (F-PRD) to facilitate the development of the property with multiple buildings on an individual lot and for use of private streets. (*See Attachment C, Proposed Zoning*). 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, and landscaping.

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.

The site is within a “New Lands” area as described by the Land Use Policy Plan. The site may be zoned one of four options to allow for development. The area can be rezoned to FS-RL (Residential Low Density), FS-RM (Residential Medium Density), F-VR (Village), or for F-PRD. The applicant has chosen to apply for F-PRD with density and uses requested to meet the RM base zone density requirements. The developer refers to FS-RM as the base zone as the area is a “New Lands” area typically subject to Floating Zone requirements compared to the existing areas of the City subject to only base zoning requirements. The proposed density is estimated at just below 8 units per acre, which is consistent with the range of density for FS-RL, but higher than typical low density development.

The City’s development trends for multi-family and rental projects have included construction of approximately 3,500 bedrooms of capacity over the past three years. ([City Building Permits Issued Memo](#)) Based upon issued building permits, an additional 1,200 bedrooms of rental development is anticipated to be completed in 2018. This boom in construction has allowed the City to catch up with recent housing demands caused by previous ISU enrollment increases. However, the demand for additional student housing may be tempering with a slight drop in ISU enrollment in 2017 and expected flat enrollment for the next few years. City staff believes priorities for future housing development include some additional rental development, but of a style and design that is marketable to a wide range of interests and not exclusively thought of as student housing. This is important to the City as it looks diversify its housing options beyond student housing needs to meet general housing diversity interests.

## **Project Design**

The overall project includes three developable areas 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 stormwater detention pond and stormwater management features for the outlet to the east that becomes College Creek. Off site stormwater improvements are also planned to the east of the site along 500<sup>th</sup> Avenue. The proposed lots all have frontage on a public street. Lawrence and Norris will meet local street improvement requirements with 26-foot wide street section, sidewalks, and street trees. The applicant intends to request deferral of the sidewalk improvements along the east side of Lawrence between Lincoln Way and Norris as part of the Preliminary Plat. Although CyRide does not provide service to the project area, CyRide has requested for strengthening of the public streets for future bus service. The requested improvement is a condition of approval for the associated Preliminary Plat for Lawrence Avenue to the clubhouse area of the plan.

Internally, a series of internal private drives provide access to parking and provides access and connections through the site to serve the new development. Connections are made to the public streets of Lincoln Way, Norris, Lawrence, and S. 500<sup>th</sup> Avenue. The plan also includes walking paths for pedestrian connectivity.

The applicant has provided 915 parking spaces for the development. The applicant based parking upon the dwelling house parking standard. The Zoning Ordinance and proposed Rental Code standards would require only two parking spaces for the two-family units of 1,2, or 3 bedrooms and an additional parking space per bedroom for 4 and 5 bedroom units. Apartments are required to provide one parking space per bedroom. Based upon the two-family and apartment parking requirements of the City, 845 parking spaces are required. Applying the dwelling house and apartment parking requirement would increase the overall required parking to 875 parking spaces.

The proposed Major Site Development Plan accounts for all building configurations and features of the site layout. The project includes 261 housing units with a total of 855 bedrooms. Typical elevations of the attached units and apartments are included. The applicant will include a variety of housing facades and include high quality durable materials of cement board siding for the homes. The attached dwelling houses are all two-story units. The newly proposed apartment buildings are three stories in height. 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 for dwelling houses and 60 feet for apartments to the east property line abutting the existing homes.

Additional street trees have been planted along the private drives and parking areas compared to the original proposal. When the proposed development came before the City Council last June, there were no residential landscaping requirements for single-family attached or detached units or parking lot landscaping requirements. Since then a new landscaping ordinance has been adopted that now includes 10% landscaping requirements for all parking areas. In addition to the new parking lot landscaping, the project also includes front yard residential landscaping in front of the apartments along

Lawrence. Front yard landscaping has also been conditioned for the public street frontages of all building types. The private drive areas include additional landscaping to enhance each structure's appearance in support of the design principles of the PRD.

The applicant and Staff met to discuss options for landscaping along the private streets in order to meet or exceed the base district (RM) requirements, as required by the PRD criteria. The applicant has complied with the residential parking lot requirements in terms of number of total trees required for the all areas, except along Lawrence Avenue and where the townhomes are located. Based on the residential parking lot calculation 125 overstory trees are required. The landscaping plan includes 126 overstory trees along the private streets. The applicant has shown on the landscape plan compliant spacing of the trees at least three feet away from paving and 15 feet from a structure to allow for maturity of the trees over time. Many of the planting area are very tight within these envelope of minimum dimensions. The applicant could remove up to 40 parking spaces to expand planting areas due to the amount of parking that exceeds minimum code requirements.

The PRD includes a number of variations from typical lotting standards of RM to accommodate the proposed use of attached dwelling houses without an individual lot for each home. The plan includes proposed adjustments to front yards setbacks, side yard setbacks, and lot widths. Additional information concerning the proposed plans are 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 drives for circulation and access. Staff supports the current public street design as meeting the minimum needs for future circulation needs 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 to the west deemed to be not 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 spacing is approximately 640 feet between intersections on Lawrence Avenue.

After discussion of the design interest of the development and other circulation needs, the private drive arrangement was proposed to give the developer flexibility in lotting and parking arrangement. Staff determined that the spacing of access to South 500<sup>th</sup> 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 then 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.

The circulation design throughout the site is mostly on private drives. The site layout tries to match that of a typical residential subdivision by laying out the units so a majority of them appear to have street frontage. In order to try and replicate a typical residential street layout, the site tries to replicate 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 private drives 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 six-foot wide sidewalks are a unique proposal compared to our current sidewalk requirements that require a five-foot wide sidewalk along a street rather than four feet. 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. 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.

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. The applicant has provided typical landscaping design for each unit. The PRD allows for the developer to propose a custom landscape plan for the overall site, but that it should 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. The developer is proposing to use existing vegetation on the perimeter of site to serve as screening with a minimal number of additional planting. To the east there is additional setback, while to the south there is the minimum rear yard setback. Staff believes that accounting for existing landscaping is important but that the site also stands on its own in achieving compatibility and transitions that are appropriate for the proposed use. Additional landscaping or fencing could be required along the perimeter of the site to mitigate the density of uses and along the south the spacing of units as an element of the PRD to provide enhanced landscaping that exceeds minimum standards.

Since the previous submittal the applicant has added some additional landscaping

along the east property line at the request of the adjacent property owners and to ensure adequate screening where needed between this development and single family homes to the east. Front yard landscaping along Lincoln Way and S 500<sup>th</sup> Avenue, similar to required front yard planting requirements will be added as a condition of approval and have been shown on the landscaping plan.

Street trees within a subdivision are required per the Subdivision Code, Section 29.402, for residential subdivisions along both sides of the public street to be spaced between 30 and 50 feet. The street trees along both sides of Lawrence Avenue and Norris Street have not changed from the previous submittal and the submitted Street Tree Planting Plan is in accordance with the minimum subdivision requirements.

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.

### **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	Proposed PRD Development 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 and apartments 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.

The Public Works Department is reviewing the submitted Storm Water Management Plan for this subdivision and is working through the plan with the developer. The proposed plan includes a substantial amount of off-site grading to the west of the site to make improvements to the area. The approach to stormwater management can meet



the City's standards, but conditions are included to verify final compliance and seek other agency approvals prior to development.

**Access.** Vehicular access is provided to the site from Lincoln Way, South 500<sup>th</sup> Avenue, and Norris Street. A traffic study was done prior to approval of the annexation. The traffic study called for a turn lane on Lincoln Way. This turn lane and other improvements to Lincoln Way and 500<sup>th</sup> Avenue are included in the previously approved Pre-Annexation Agreement. No impacts to vehicle operations were identified for the adjacent Wilder and Lincoln Way intersection. Pedestrian connections will be made from Norris Street to the project site and along Lincoln Way. A shared use path will be extended along the south side of Lincoln Way to Wilder Avenue as well. The developer intends to request a deferral/waiver of installation of sidewalk along the east side of Lawrence Avenue from Norris to Lincoln Way, this would be a determination of the City Council during review of the subdivision plat.

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. 500<sup>th</sup> Avenue are high order streets for the City and would be able to sustain the weight of a bus in the future.

#### **Major Site Development Plan Criteria.**

Additional criteria and standards, beyond those of the PRD Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.* See Attachment G for a full review of the individual Development criteria for the Major Site Development Plan.

#### **Land Use Policy Plan and Zoning.**

The LUPP Map designates the property as Village Suburban Residential. The existing zoning of the property is Agriculture (A). *See Attachment A and B, Existing Zoning and LUPP Maps.*

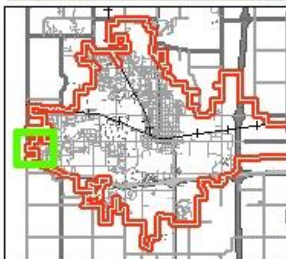
The land use designation of Village Suburban Residential does allow for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or Planned Residential Development (F-PRD). The site is also part of the New Lands designation of the Land Use Policy Plan. The principles of suburban development rely on use of landscaping and buffering of disparate uses for compatibility and accommodation of convenient vehicle access into and through sites. In general the City plans for a mix of low and medium density development in New Lands based upon an 80% low density and 20% medium density development pattern. Each rezoning request for residential development is evaluated for consistency with growth projections and housing needs to balance the range of permissible uses in the Village Suburban Residential designation.

Property developed according to the F-PRD (Planned Residence District) requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

**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 for the City Council meeting. Comments were received by the Planning Commission from a resident on Frost that had concerns about the project.

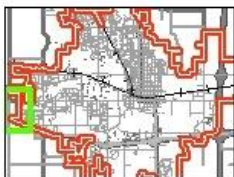
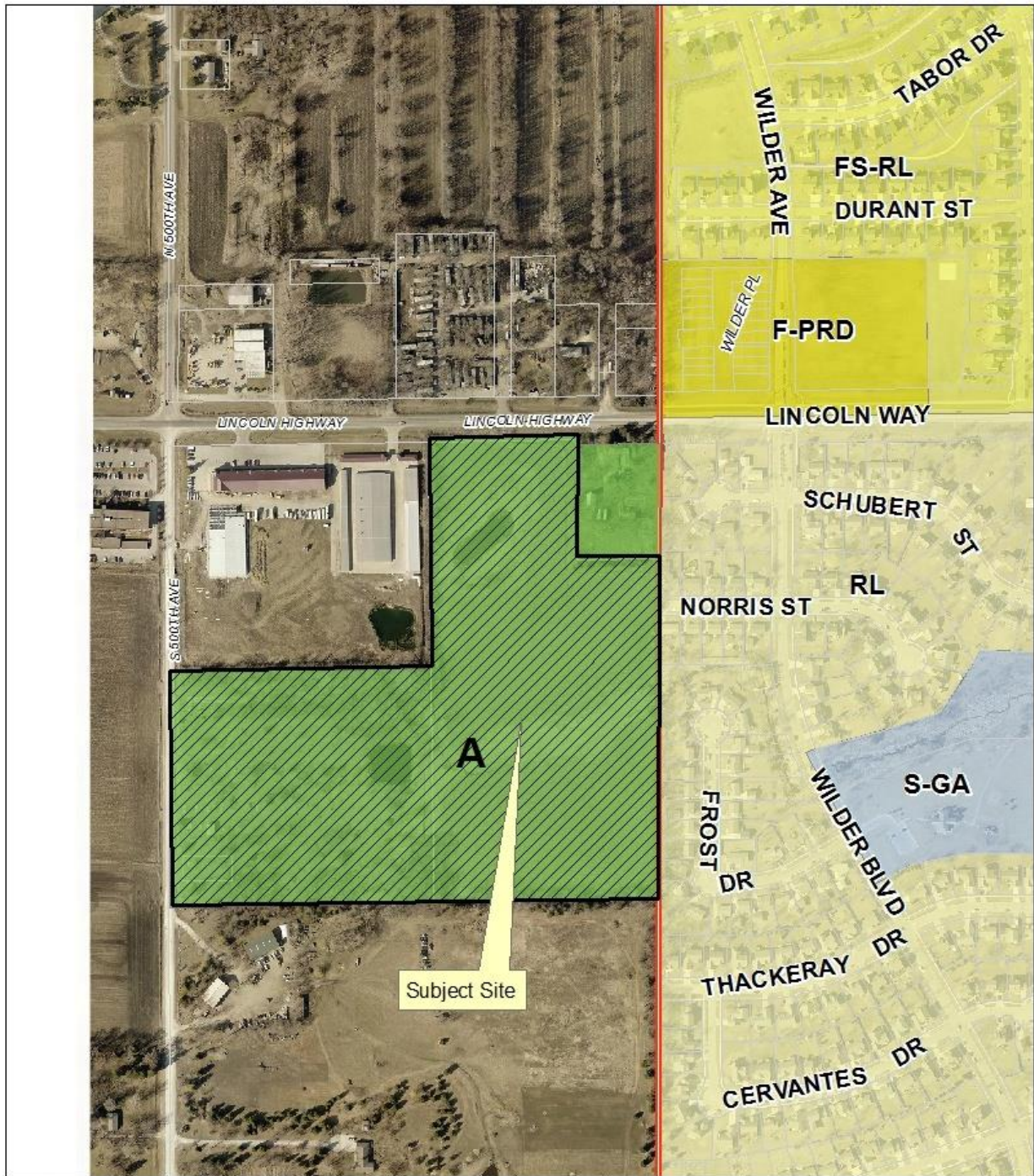
# Attachment A

## Location and Existing Zoning Map



**Proposed Planned Residence Development  
398 S 500th Ave and adjacent parcel**



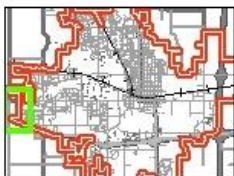
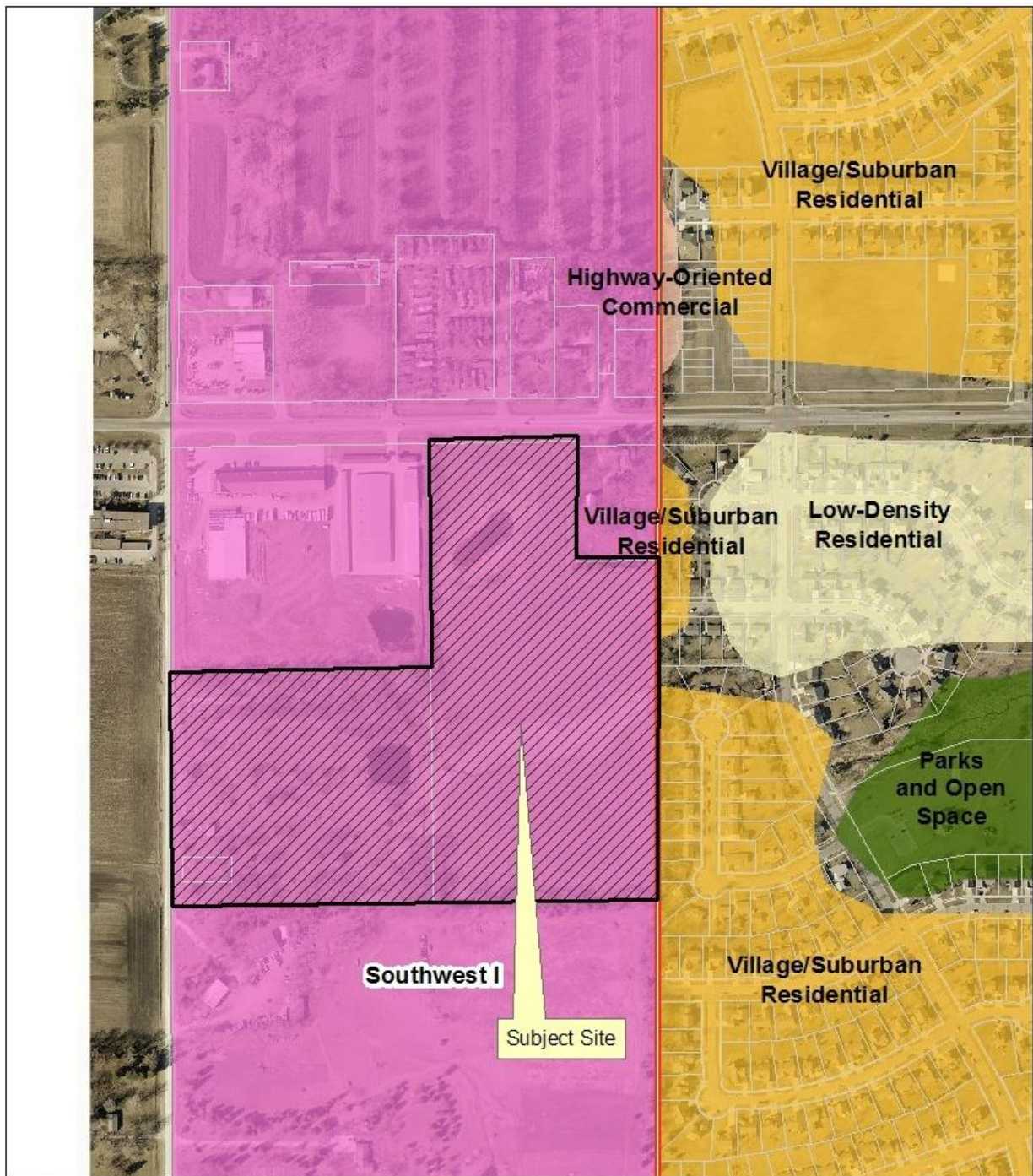


**Location and Existing Zoning Map  
398 S 500th Avenue  
(The Collegiate Subdivision)**



# Attachment B

## Land Use Policy Plan Future Land Use Map

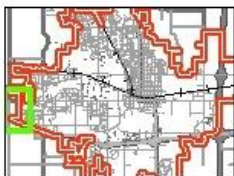
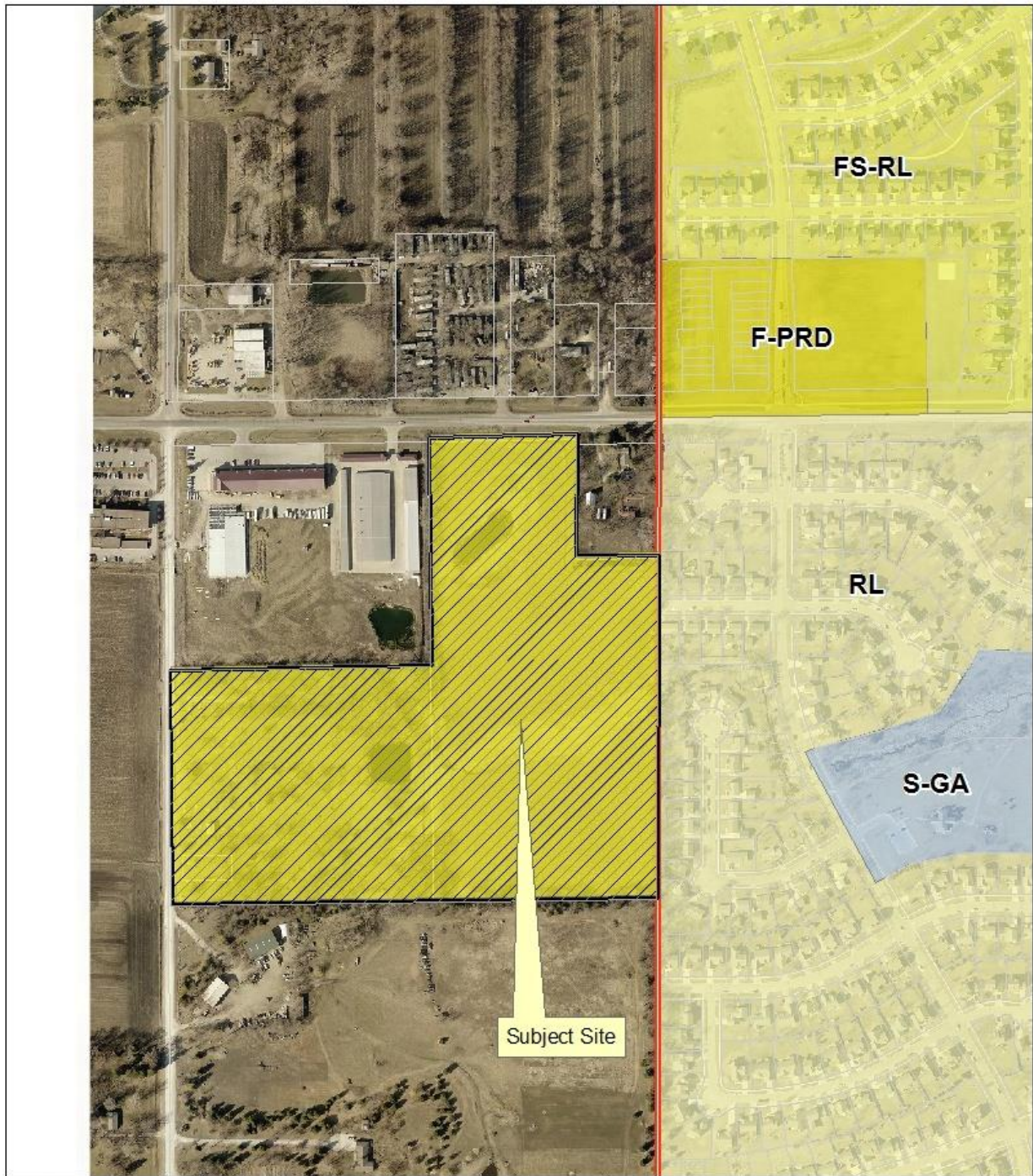


**Land Use Policy Plan Map  
398 S 500th Avenue  
(The Collegiate Subdivision)**



# 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.



## 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 29.1203(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 drive and parking areas allow the site layout to be more similar to that of a single-family or single-family attached subdivision. Four apartment buildings have been added to the development in order to provide a ‘workforce housing’ rental product.

- 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 acre 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.***

Most units provided for in this development will be two-family attached units. Under current code, in order to be rented some of the attached units will be considered a dwelling house. A dwelling house is a residential unit in which five bedrooms are allowed. With impending changes to the rental code and occupancy regulation this dwelling will eventually be considered two-family attached and not impacted by the changes. Based on the initial submittal, the proposed development will be entirely rental and rented by the bedroom. The applicant has added an apartment area to the development. A memo was provided that described 46 ‘workforce housing’ units and the terms under which they can be leased. 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.***

Most of the residential units will be designed in a manner that resembles single

family homes. Both, the attached residential and apartments will include varied colors, styles, and details. Example elevations have been included as Attachment K.

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 mostly a residential attached development with four apartment buildings. 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 through 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.

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 Public Works Department is in the process of reviewing the storm water management plan.

## Attachment F

### Planned Residential Development (PRD) Supplemental Development Standards.

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

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

The subject site includes 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. The number of units is 261 and still falls within the allowed density range for FS-RM.

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 attached 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. The proposed apartments are three stories and will be adjacent to the single family development to the east.

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

This development is exceeding the bulk standards for minimum building setbacks and yards as set by the FS base zone supplemental development standards. There are three large lots. Therefore, 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.

**5. *Parking Requirements.***

The parking for the development will be provided along the private streets throughout the development. The parking requirement is based on the unit type. The code requirement for parking varies from 1.5 stalls per unit to one stall per bedroom depending on the unit type. The apartment area meets the parking requirements for 1 and 2+ bedroom units.

**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 but feels that the project can comply with the requirements. The Storm Water Management Plan will need to be finalized prior to City Council approval of the Preliminary Plat.

- 2. *The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development.

- 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.

- 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 developer is working with the existing topography 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 500<sup>th</sup> Avenue. The on-site sidewalks will connect with a proposed eight foot shared use path along Lincoln Way that will extend to the east to 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 structure front on and there is no on street parking proposed. One 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.

- 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 FS base zone supplemental developmental standards. The proposed housing type and layout of the development is compatible with the character and scale of the surrounding single family home developments. Common and private open areas meet the quantitative standards of the code.

# Attachment H Applicant's Statement



TRINITAS

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

## MEMORANDUM

Re: Trinitas Response to the F-PRD Application Packet

10/09/17

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 500<sup>th</sup> 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 17<sup>th</sup> 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 (500<sup>th</sup> 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 I: RH Matrix

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
<b>Location/Surroundings</b>			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available		x	
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential			x
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		x	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)			x
<b>Site</b>			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)		x	
Located outside of the Floodway Fringe	x		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)	x		
Ability to preserve or sustain natural features	x		
<b>Housing Types and Design</b>			
Needed housing or building type or variety of housing types		x	
Architectural interest and character			x
Site design for landscape buffering		x	
Includes affordable housing (Low and Moderate Income))			x
<b>Continued next page...</b>			

<b>Transportation</b>			
Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.			x
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service			x
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute		x	
Roadway capacity and intersection operations (existing and planned at LOS C)	x		
Site access and safety	x		
<b>Public Utilities/Services</b>			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.		x	
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls			
<b>Investment/Catalyst</b>			
Support prior City sponsored neighborhood/district investments or sub-area planning			x
Creates character/identity/sense of place			x
Encourages economic development or diversification of retail commercial (Mixed Use Development)			x

# Attachment J: Workforce Housing Memo



Chase Center  
201 Main Street, Suite 1000  
Lafayette, IN 47901  
phone: (765) 807-2700  
fax: (765) 464-2804

Dear Kelly,

Trinitas is requesting to place the following qualifications on our Lincoln Way project. We would purpose that the following "Work Force Housing" requirement be placed on the townhome section of our project. It would apply to these units as a covenant and part of the PRD and could be removed only if and when both parties (owner and city) agree. The purpose of this provision is to define requirements for Workforce Housing, that will apply to the townhome style units within our proposed development located in Ames, Iowa.

Trinitas agrees to provide Workforce Housing as part of the request for rezoning to a PRD. As a condition of the rezoning Trinitas will provide Workforce Housing as defined below. This workforce housing will be located in the Townhomes of the development and will be operated as defined. Trinitas will lease these units to qualified non-student residents based on the definitions below, if a unit is vacant for more than 60 days and has been marketed to qualified residents, it may then be leased to non-qualified residents, however, when that unit becomes vacant again it must be first marketed and leased to a qualified resident.

*Workforce Housing Units will only be leased to Qualified Residents, except to the extent such Applicable Units may qualify as Open Units, in which case, Open Units may be leased to persons who are not Qualified Residents.*

*For purposes of these requirements, the following terms have the following definitions:*

1. "Applicable Unit(s)" mean [46] units located on the Property commonly referred to as the Townhomes and located on the southeast part of the site.
2. "Open Units" means Applicable Units that remain vacant following a period of sixty (60) days.
3. "Property" means that certain real property located at approximately 5508 Lincoln Way, Ames, Iowa, consisting of approximately [33.57] acres.
4. "Qualified Resident(s)" means one or more individuals who are not Students and who meet landlord's qualification standards (including but not limited to credit and background checks).
5. "Student" means an individual who, at the time of lease application, (A) is enrolled in more than 10 credit hours at an institution of higher education, (B) is employed on average less than thirty (30) hours per week, (C) is not a veteran, (D) is younger than twenty-four (24) years old, (F) is not married, and (G) does not have dependent children.



*Applicable Units will only be leased to Qualified Residents, except to the extent such Applicable Units may qualify as Open Units, in which case, Open Units may be leased to persons who are not Qualified Residents.*

We ask that you include this information in the PRD documents as we moved forward and we are happy to discuss any questions you might have.

Thanks

Travis J. Vencel

## **Attachment K: Site Plan and Architectural Plans**

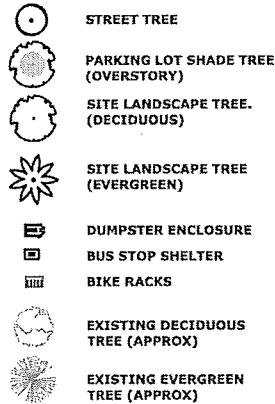
Street trees will not be more than 20% of one species of tree.  
Deciduous landscape trees will not be more than 10% of one species of tree.  
Coniferous landscape trees will not be more than 35% of one species of tree.  
Location of trees to be shown on the construction plans.  
Varieties may change upon availability. Engineer to review substitution changes before trees are delivered.  
Substitutions shall be from the list of allowed trees below. Evergreens cannot be substituted for deciduous. Deciduous cannot be substituted for evergreens.

List of Allowed Street and Landscaping Trees									
Symbol	Number	Common Name	Botanical Name	Size	Mature Height	Mature Width	Salt Tolerance - M = Moderate, H = High, Blank = Unknown		Salt Tolerance
HB		Hackberry	Celtis occidentalis	1 1/2" Caliper	75	50	Does not tolerate herbicide drift.		
BO	8	Bur Oak	Quercus macrocarpa	1 1/2" Caliper	70	50	Limited street tree use. Very good landscape in or near prairie.		M
SY	19	Sycamore	Platanus occidentalis	1 1/2" Caliper	100	50	Can use frequently. Reliable		
AP	21	American Planetree	Platanus occidentalis	1 1/2" Caliper	75	50	Variant of sycamore. Use frequently and reliably.		
NRO	24	Northern Red Oak	Quercus borealis	1 1/2" Caliper	80	60	Can use frequently. Reliable. Fast growing for an oak.		M
RM	7	Red Maple	Acer rubrum	1 1/2" Caliper	70	40	Requires good soil. Does not tolerate compaction.		M
GE	28	Ginkgo	Ginkgo biloba	1 1/2" Caliper	60	30	Male only. Very reliable tree		
SO		Scarlet Oak	Quercus scarlet	1 1/2" Caliper	75	70	Needs acid soil conditions		M
SWO	3	Swamp White Oak	Quercus bicolor	1 1/2" Caliper	70	50	Plant in favorable soil and water conditions.		M
SHL	14	Thornless Honeylocust	Gleditsia triacanthos	1 1/2" Caliper	50	40	Shademaster		H
SKL	9	Thornless Honeylocust	Gleditsia triacanthos	1 1/2" Caliper	60	30	Styline		H
NAL	15	Thornless Honeylocust	Gleditsia triacanthos	1 1/2" Caliper	45	35	Northern Action - upright branching - use close to buildings		H
SL	5	Silver Linden	Tilia tomentosa	1 1/2" Caliper	50	40	Prefers moist soil conditions		

List of Additionally Allowed Landscape Trees									
Symbol	Number	Common Name	Botanical Name	Size	Mature Height	Mature Width	Comments	Salt Tolerance	
All Trees Listed as Street Trees									
Deciduous									
BA	2	Black Alder	Alnus glutinosa	1 1/2" Caliper	50	30	Very fast growth. Good buffer tree. Tolerates wet conditions.		
SM	15	Sugar Maple	Acer saccharum	1 1/2" Caliper	80	50	Fast growing. Not too close to buildings & sewers. Not salt tolerant.		
CT	10	Catalpa	Catalpa Speciosa	1 1/2" Caliper	50	25	Distant from streets and parking areas	M	
BM	15	Black Maple	Acer nigrum	1 1/2" Caliper	75	60	Reliable tree. Use often in many soil different soil types.		
TP		Tulip tree	Liriodendron tulipifera	1 1/2" Caliper	100	80	Use where have high moisture. Tree needs moisture.		
AFM	18	Autumn Flame Maple	Acer rubrum cv.	1 1/2" Caliper	50	35	One of many cultivars available.		
SBH	5	Shagbark Hickory	Carya ovata	1 1/2" Caliper	75	30	Tolerates wet conditions.	H	
SH	7	Shelbark Hickory	Carya laciniosa	1 1/2" Caliper	70	30	Tolerates wet conditions.	H	
BG		Blackgum	Nyctax sylvatica	1 1/2" Caliper	45	25	Tolerates wet conditions. Not easy to transplant. Limited use.		
PS		Paper Birch	Betula papyrifera	1 1/2" Caliper	60	30	Wet areas. Does produce lots of sticks.	M	
RB		River Birch	Betula nigra	1" Nominal	60	40	Multiple stems are acceptable	M	
BE	1	Buckeye	Aesculus syriatica	1 1/2" Caliper	40	30	Fast growing. Prefers moist areas		
DR	15	Dawn Redwood	Metasequoia glyptostroboides	3 foot ht.	75	25	Buffer tree. Tolerates wet conditions		
MG	1	Magnolia	Magnolia acuminata	1 1/2" Caliper	60	35	In protected areas with moisture.		
Evergreen Trees									
AU		Austrian Pine	Pinus nigra	5 foot ht.	60	50	Drier, upland sites. Limited use.		
DF	4	Douglas Fir	Pseudotsuga menziesii	5 foot ht.	80	40	Drier, upland sites. Does not tolerate salt.		
SS	5	Serbian Spruce	Picea Omorika	5 foot ht.	60	25	Well drained soils only.		
WP	5	White Pine	Pinus strobus	5 foot ht.	75	50	Well drained soils only.		
HS		Norway Spruce	Picea abies	5 foot ht.	80	40	Use as buffer tree on drier sites.		

List of Allowed Ornamental Landscape Trees									
Symbol	Number	Common Name	Botanical Name	Size	Mature Height	Mature Width	Comments		Salt Tolerance
All Trees Listed as Street Trees									
Deciduous									
FC	8	Flowering Crabapples	Malus - various cultivars	# 10 Container	15	15	Use cultivars who minimum mature size is 15' x 15'.		
LFC	3	Large Flowering Crabapple	Malus - various cultivars	# 10 Container	20	20	Same as above but a minimum mature size of 20' x 20'		
SHS		Shagreen Sumac	Rhus typhina	# 10 Container	24	12	To be used as a small tree. Not a shrub		
AM		Amur Maple	Acer ginnala	# 10 Container	20	20	Single stem plantings only		
TM		Tatarian Maple	Acer tataricum	# 10 Container	25	15	Single stem plantings only		
PD		Pagoda Dogwood	Cornus alternifolia	# 10 Container	20	15	Grown as a tree. Slow growing tree		
JL		Japanese Tree Lilac	Syringa amurensis japonica	# 10 Container	20	20	Grown as a tree.		H
IW		Ironwood	Ostrya virginiana	1 1/2" Caliper	80	30	Tolerant of urban conditions.		
Evergreen Trees									
DHS	5	Dwarf Norway Spruce	Picea abies 'Pumila'	3 foot	35	4			
DCB	2	Dwarf Colorado Blue Spruce	Picea pungens 'Sester's Dwarf'	3 foot	25	6			
TA		Teddy Arborvitae	Thuja occidentalis cv.	3 foot	25	8			
	275	Total Trees							

#### LEGEND

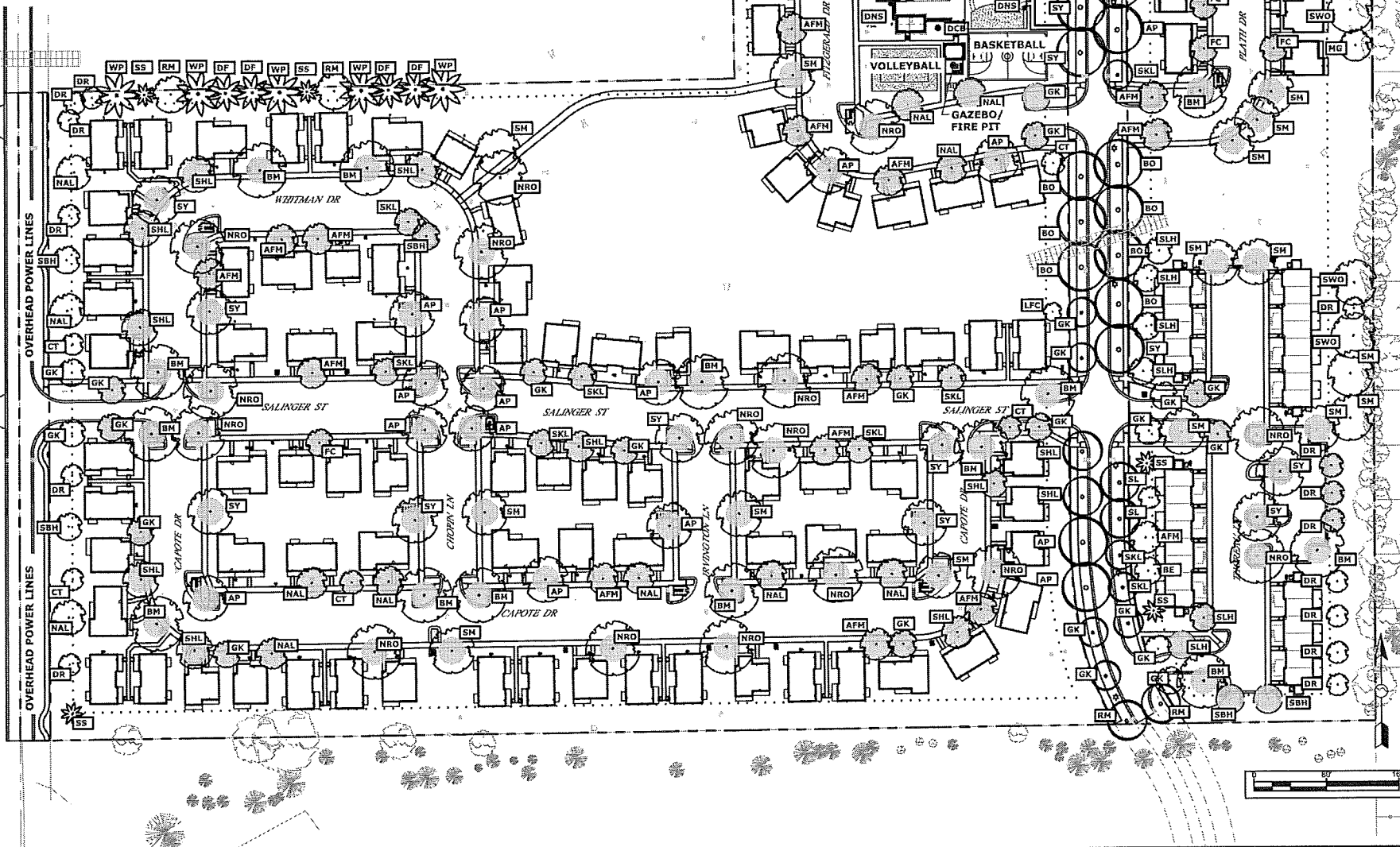


#### PARKING LOT SHADE TREE CALCULATIONS:

PARKING LOT AREA FOR DUPLEXES / CLUBHOUSE	=	249,937 S.F.
10%	=	24,994 S.F.
TREES REQUIRED @ 1/ 200 S.F.	=	125 TREES
TREES PROVIDED	=	126 TREES
PARKING LOT AREA FOR TOWNHOMES	=	36,639 S.F.
10%	=	3,664 S.F.
TREES REQUIRED @ 1/ 200 S.F.	=	19 TREES
TREES PROVIDED	=	19 TREES

#### TREE NOTES

1. Trees shall be planted within the right-of-way of all streets proposed within the subdivision. Trees shall be planted in accordance with the requirements of Section 23.402 of the Subdivision Ordinance.
2. Trees planted in the public right-of-way shall be of the species shown on the accompanying "Street Tree Table".
3. Spacing Between Trees - No trees shall be planted closer than the distance of their full spread from the next tree in the parking. Minimum spacings will be measured from center to center of each street tree.
4. Placement in Parking Strip - No tree shall be planted nearer than 2-1/2 feet to the curb and sidewalk line and centered in parkings 8 feet and less in width. Planting in parkings of 8 feet in width and over shall be planted 4 feet from the edge of the sidewalk.
5. Intersections (Corner Lots) - No tree shall be planted closer than 30 feet from the corner at intersections and must be at least 20 feet back of the property corner.
6. Driveways - No trees shall be planted closer than 10 feet from a driveway.
7. Minimum Spacing From Light Standard or Transmission Pole - No tree shall be planted closer to a standard or pole than the width of its spread. The distances will be measured from the center of the street tree to the center of the standard or pole.
8. Area Requirements Per Tree - At least 9 square feet of ground shall be maintained for each tree and no impervious material shall be placed nearer than 30 inches to the trunk of the tree.
9. No more than 10% of any one species of street tree shall be planted within the public right-of-way of the development.
10. No substitutions of tree varieties shall be made without approval of FOX Engineering and the City of Ames planning department.



DATE: 12/12/17  
BY: SLR  
DESIGNED: 12/17  
DRAWN: SRS  
CHECKED: 12/17  
LAST UPDATE: 12/12/17

REVISION  
DATE: 12/12/17  
BY: SLR  
DESCRIPTION: AS PER COMMENTS DATED 12/12/17  
MODIFIED DRAWING

DATE: 12/12/17  
BY: SLR  
DESIGNED: 12/17  
DRAWN: SRS  
CHECKED: 12/17  
LAST UPDATE: 12/12/17

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

FOX engineering

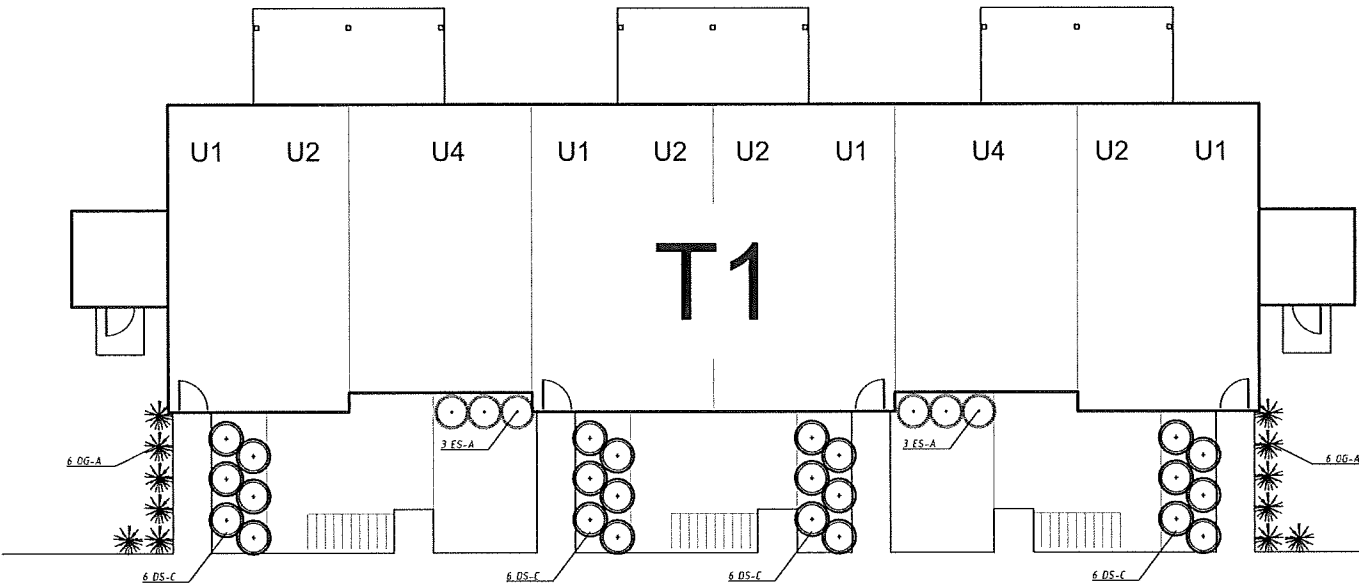
TREE PLANTING PLAN  
THE COLLEGIATE AMES  
BY TRINITAS  
LINCOLN WAY & 500TH AVE  
AMES, IA

PROJECT NO.  
5430-16A

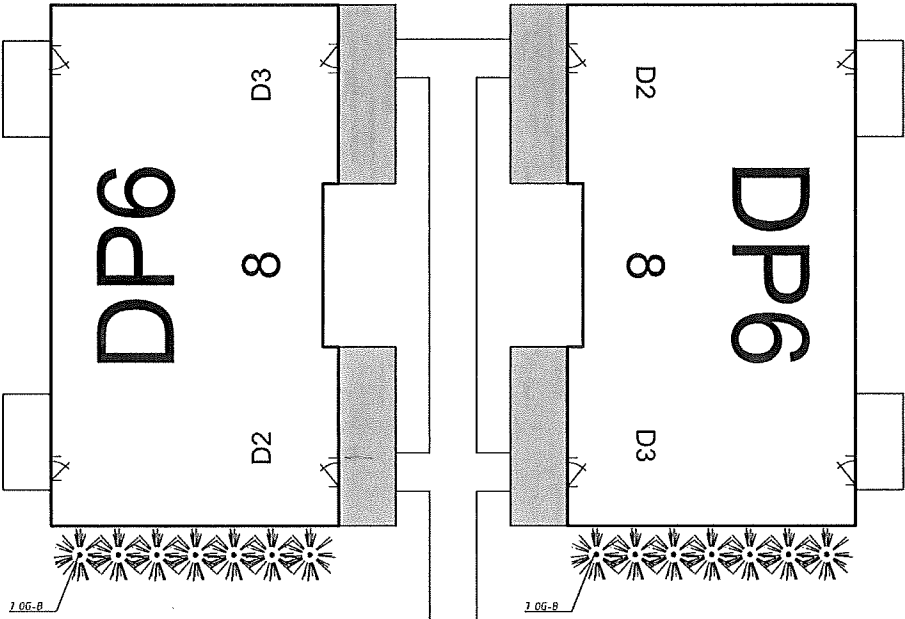
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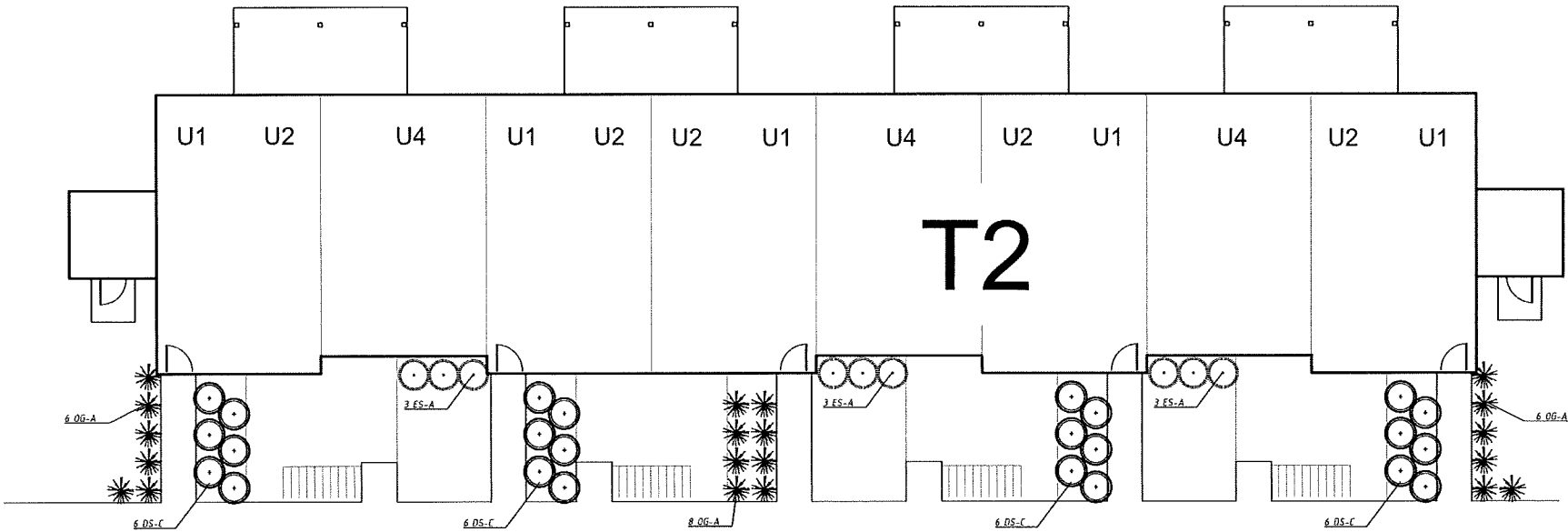
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LAYER MGR NAME	LAYOUT NAME
CS-2	



1 TYPICAL FOUNDATION PLANTING  
BLDG TYPE T1




2 TYPICAL FOUNDATION PLANTING  
BLDG TYPE DP6 (PAIR)



3 TYPICAL FOUNDATION PLANTING  
BLDG TYPE T2

SEE SHEET C2.3 FOR  
PLANT SCHEDULE



PROJECT NO. 5430-16A	TYPICAL FOUNDATION PLANTING DETAIL  THE COLL BY TRINITAS LINCOLN WAY & SOUTH AVE AMES, IA	 FOX Engineering FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103						
SHEET C2.2			DATE		REVISION		BY	DATE
						DESIGNED:	SLR	11/17
						DRAWN:	SRS	11/17
						CHECKED:		
						LAST UPDATE:		11/17/17

PLANT LIST - DUPLEXES & TOWNHOMES

SEE TREE PLANTING PLAN FOR TREE TYPE DESIGNATIONS

Duplex Shrubs

Key	Bldg Type DP1	Bldg Type DP2	Bldg Type DP3	Bldg Type DP4	Bldg Type DP5	Bldg Type DP6	Bldg Type DP6 (pair)	Bldg Type DP7	Bldg Type DP8	Bldg Type T1	Bldg Type T2	Latin	Common	Size	Install	Notes
DS-A			2	1	1	3		2	2			Aesolus parvifolia	Bottlebrush Buckeye	30" ht	#2 Cont.	Full & Well Formed
												Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	30" ht	#2 Cont.	Full & Well Formed
												Unicera frarantissima	Fragrant Honeysuckle	30" ht	#2 Cont.	Full & Well Formed
												Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	30" ht	#2 Cont.	Full & Well Formed
DS-B								3				Aroria arbutifolia 'Brilliantissima'	Red Chokeberry	30" ht	#2 Cont.	Full & Well Formed
												Undera benzoin	Spicebush	30" ht	#2 Cont.	Full & Well Formed
												Myrica pensylvanica	Northern Bayberry	30" ht	#2 Cont.	Full & Well Formed
												Viburnum plicatum var. tomentosum 'Shasta'	Shasta Viburnum	30" ht	#2 Cont.	Full & Well Formed
DS-C	6	6	5	7	7				3	24	24	Berberis thunburgii var atropurpea 'Crimson Pygmy'	Crimson Pygmy Barberry	15" ht	#2 Cont.	Full & Well Formed
												Deutzia gracilis	Slender Deutzia 'Nikko'	15" ht	#2 Cont.	Full & Well Formed
												Hypericum frondosum 'Sunburst'	St. Johnswort	15" ht	#2 Cont.	Full & Well Formed
												Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	15" ht	#2 Cont.	Full & Well Formed
DS-D						7		5	5			Hydrangea macrophylla 'Goliath'	Goliath Hydrangea	15" ht	#2 Cont.	Full & Well Formed
												Itea virginiana 'Little Henry'	Little Henry's Itea	15" ht	#2 Cont.	Full & Well Formed
												Rosa RADtko p.p 16202 'Double Knockout'	Double Knockout Rose	15" ht	#2 Cont.	Full & Well Formed
												Viburnum carlesii 'Cayuga'	Korean Spice Viburnum	15" ht	#2 Cont.	Full & Well Formed
ES-A						6		6	6	6	9	Illex verticillata 'Red Sprite' / 'Jim Dandy'	Red Sprite Winterberry	15" ht	#2 Cont.	Full & Well Formed
												Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	15" ht	#2 Cont.	Full & Well Formed
												Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	15" ht	#2 Cont.	Full & Well Formed
ES-B	6	6	4	3	3							Buxus x 'Green Gem'	Green Gem Boxwood	15" ht	#2 Cont.	Full & Well Formed
												Buxus sinica insularis 'Wintergreen'	Wintergreen Boxwood	15" ht	#2 Cont.	Full & Well Formed
ES-C												Illex crenata 'Green Lustre'	Green Luster Japanese Holly	15" ht	#2 Cont.	Plant 1 Jim Dandy per grouping
												Buxus x 'Green Mountain'	Green Mountain Boxwood	30" ht	#2 Cont.	Full & Well Formed
												Juniper communis 'Kalebab'	Kalebab Juniper	30" ht	#2 Cont.	Full & Well Formed
ES-D												Picea pungens 'Montgomery'	Dwarf Colorado Blue Spruce	30" ht	#2 Cont.	Full & Well Formed
												Chamaecyparis pisifera 'filifera Golden Mop'	Golden Mop False Cypress	30" ht	#2 Cont.	Full & Well Formed
												Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	30" ht	#2 Cont.	Full & Well Formed
												Juniperus chinensis 'Hetzi Glauca'	Hetz Blue Juniper	30" ht	#2 Cont.	Full & Well Formed
Shrubs/ Bldg	14	14	11	12	12	16	0	16	16	30	33					
# of Bldgs	3	3	15	11	6	17	26	20	6	2	2					
Total Shrubs	42	42	165	132	72	272	0	320	96	60	66	1267		"NOTE: FRONT YARD LANDSCAPING NOT INCLUDED IN SHRUB COUNT, SEE SHEET C2.4"		

PLANT LIST - CLUBHOUSE

Clubhouse

Shrubs						
Key	Qty	Latin	Common	Size	Install	Notes
DS-DN	39	Deutzia gracilis	Slender Deutzia 'Nikko'	15" ht	Cont.	Full & Well Formed
DS-HS	4	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	30" ht	B&B	Full & Well Formed
DS-IC	13	Illex crenata 'Green Lustre'	Green Lustre Japanese Holly	15" ht	Cont.	Plant 1 Jim Dandy per grouping
DS-IL	19	Itea virginiana 'Little Henry'	Little Henry's Itea	15" ht	Cont.	Full & Well Formed
DS-VC	17	Viburnum carlesii 'Cayuga'	Korean Spice Viburnum	15" ht	Cont.	Full & Well Formed
DS-VS	7	Viburnum plicatum var. tomentosum 'Shasta'	Shasta Viburnum	30" ht	B&B	Full & Well Formed
ES-BG	64	Buxus x 'Green Gem'	Green Gem Boxwood	15" ht	Cont.	Full & Well Formed
ES-BM	4	Buxus x 'Green Mountain'	Green Mountain Boxwood	30" ht	B&B	Full & Well Formed
ES-BW	49	Buxus sinica insularis 'Wintergreen'	Wintergreen Boxwood	15" ht	Cont.	Full & Well Formed
ES-CG	4	Chamaecyparis pisifera 'filifera Golden Mop'	Golden Mop False Cypress	30" ht	B&B	Full & Well Formed
ES-EE	39	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	30" ht	B&B	Full & Well Formed
ES-JG	39	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	15" ht	Cont.	Full & Well Formed
ES-PA	2	Phyllostachys aureosulcata	Yellow Groove Bamboo	6' ht	Cont.	Full & Well Formed
300		Total Shrubs				
Ornamental Grasses, Groundcover & Perennials						
Key	Qty	Latin	Common	Size	Install	Notes
GC-LM	113	Liriope muscari 'Variegata'	Variegated Liriope	#1	Cont.	18" o.c.
GC-SC	225	Seasonal Color	Annuals By Owner	4.5"	Cont.	12" o.c.
OG-CK	10	Calamagrostis x acutifolia 'Karl Froester'	Karl Forester Reed Grass	#2	Cont.	Clump, spaced as shown
OG-MY	10	Miscanthus sinensis 'Yaku Shima'	Dwarf Maiden Grass	#2	Cont.	Clump, spaced as shown
OG-PA	8	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2	Cont.	Clump, spaced as shown
OG-PD	5	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	#5	Cont.	Clump, spaced as shown
OG-PH	44	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2	Cont.	Clump, spaced as shown
OG-PR	25	Panicum virgatum 'Rpsrahbusch'	Purple Maiden Grass	#2	Cont.	Clump, spaced as shown
P-CZ	17	Coreopsis verticillata 'Zegrah'	Zegrah Coreopsis	#1	Cont.	18" o.c.
457		Total Ornamental Grasses, Groundcover & Perennials				

DRAWING FILENAME  
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PLOT STYLE TABLE  
LAYER NAME  
FOOTING  
C2.3

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

FOX Engineering

TYPICAL FOUNDATION PLANTING DETAIL  
THE COLL  
BY TRINITAS  
LINCOLN WAY & 500TH AVE  
AMES, IA

PROJECT NO.  
5430-16A  
SHEET  
C2.3

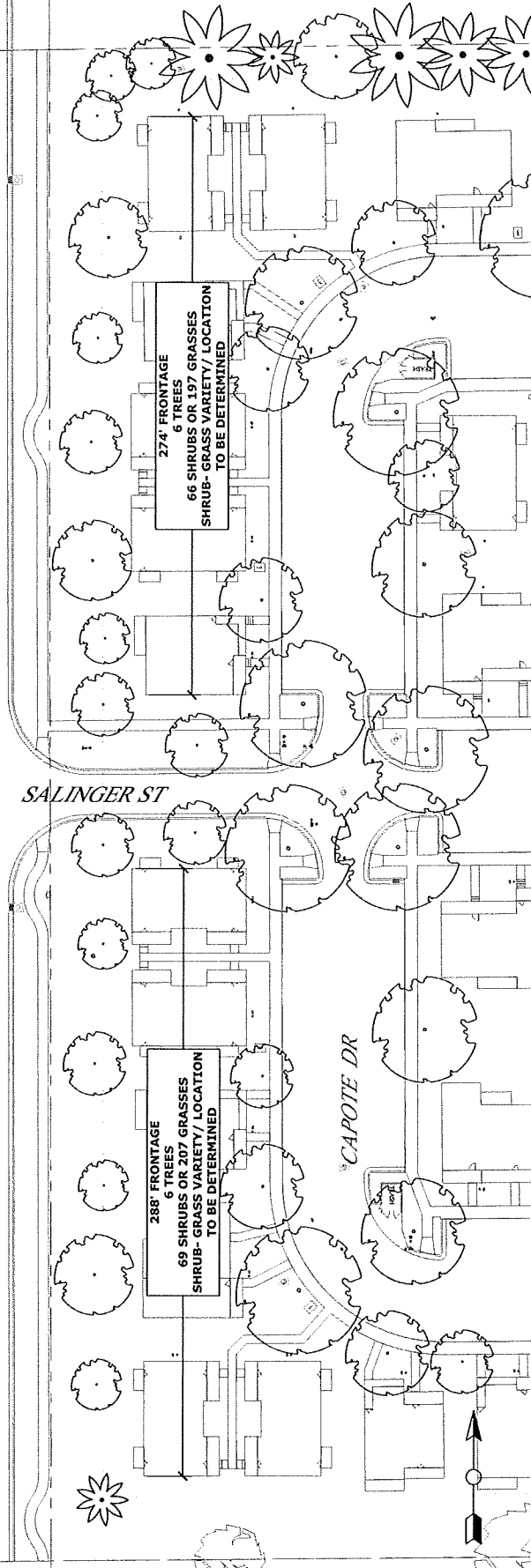


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PLOT STYLE TABLE	LAYER NAME
Fox\Gray\Site.ccb	C2.4

1

# "FRONT YARD" LANDSCAPING PLAN ALONG 500TH AVE

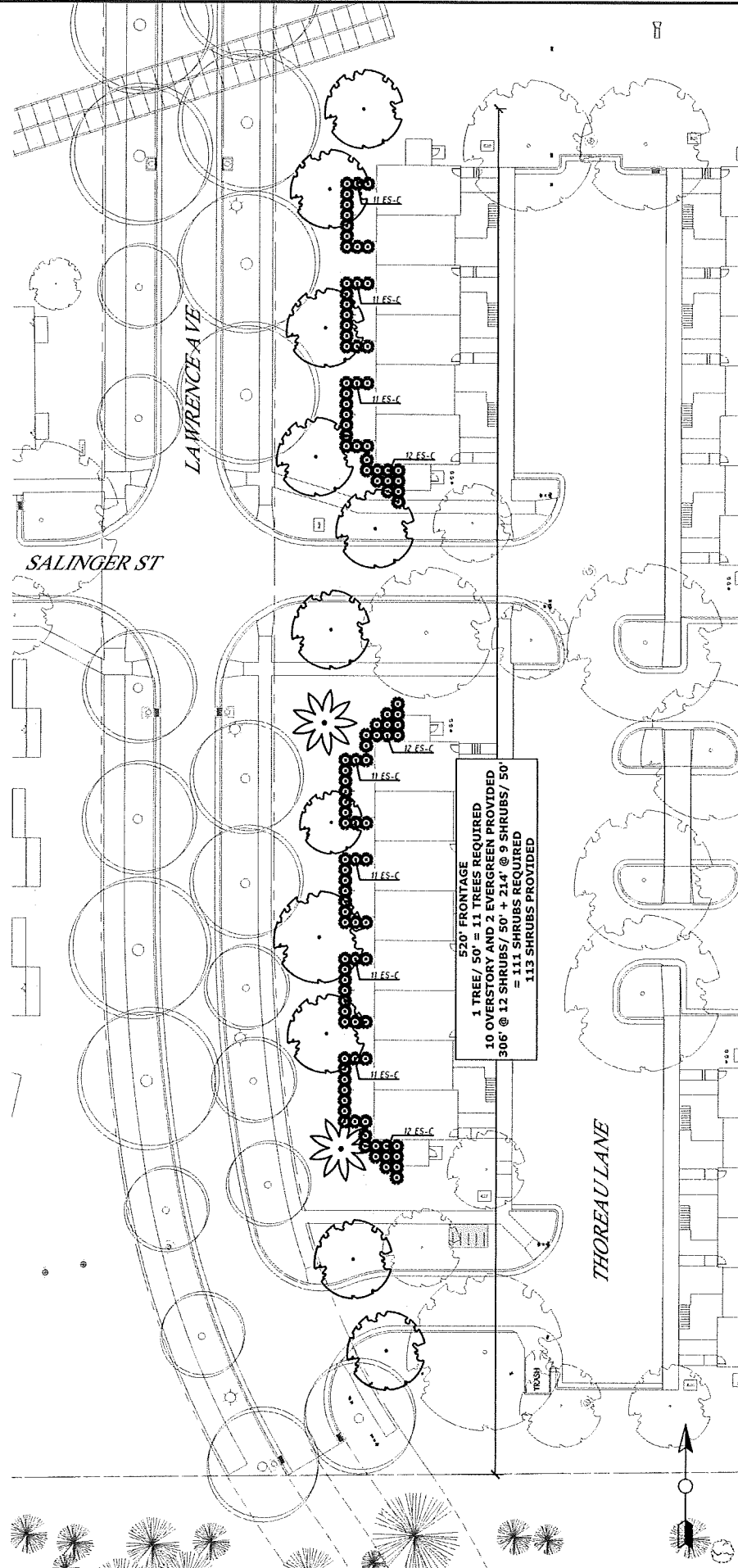
SEE SHEET C2.0 FOR TREE IDENTIFICATION  
SEE SHEET C2.3 FRO SHRUB IDENTIFICATION



2

# "FRONT YARD" LANDSCAPING PLAN ALONG LAWRENCE AVE

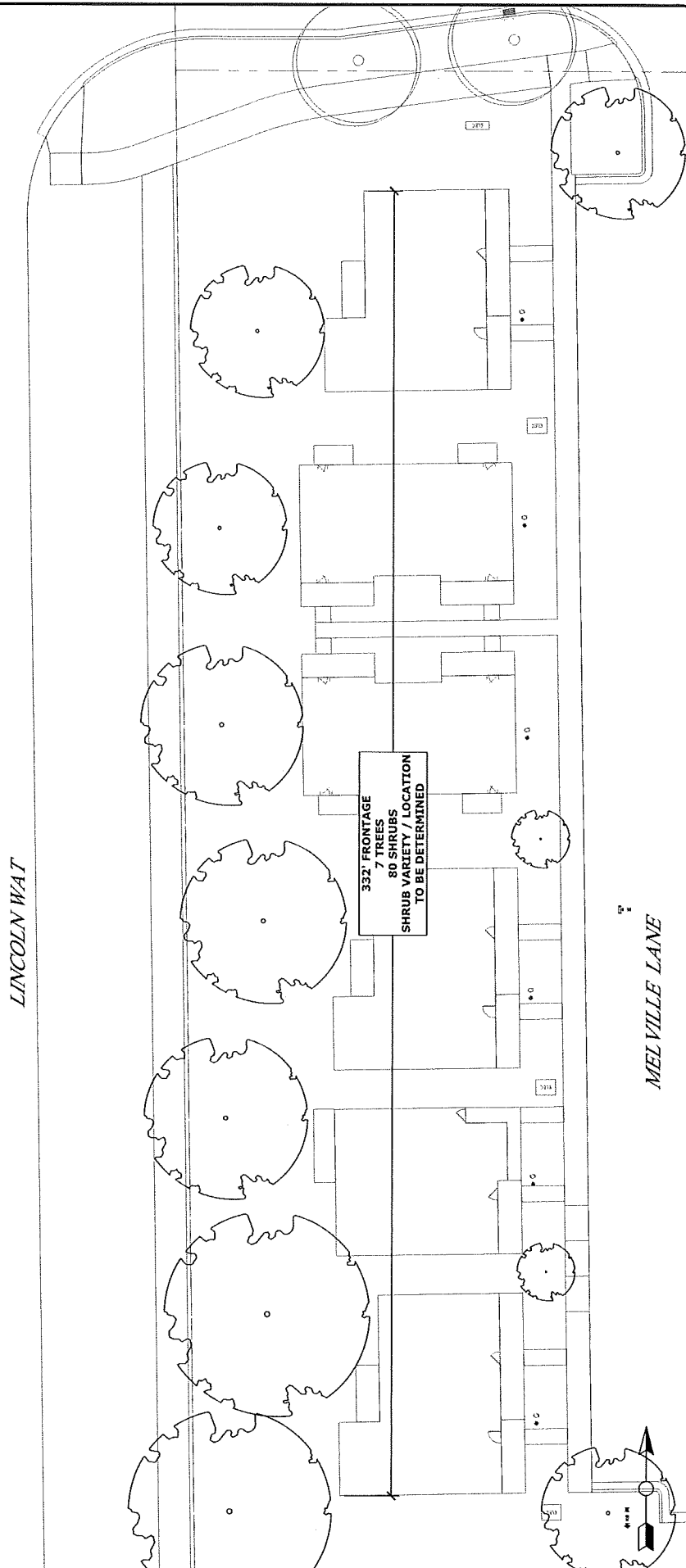
SEE SHEET C2.0 FOR TREE IDENTIFICATION  
SEE SHEET C2.3 FRO SHRUB IDENTIFICATION



3

# "FRONT YARD" LANDSCAPING PLAN ALONG LINCOLN WAY

SEE SHEET C2.0 FOR TREE IDENTIFICATION  
SEE SHEET C2.3 FRO SHRUB IDENTIFICATION



FRONT YARD LANDSCAPING PLAN  
THE COLLEGIATE AVES  
BY TRINITAS  
LINCOLN WAY & 500TH AVE  
AMES, IA

PROJECT NO.  
5430-16A  
SHEET

C2.4

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

FOX Engineering

DATE	REVISION	BY	DATE
11/17/17	AS PER DEC COMMENTS DATED 10/10/17	DESIGNED: SUR	11/17
		DRAWN: SRS	11/17
		CHECKED:	
		LAST UPDATE: 11/17/17	

UNIT/ PARKING INFORMATION BY PHASE/ LOT

PHASE 1 - LOT 1

BLDG ID	1 BED UNITS	2 BED UNITS	3 BED UNITS	4 BED UNITS	5 BED UNITS	# OF BLDGS	# OF BEDS	PRKG REQ'D
DP1 (B1+B1)		2				1	4	4
DP2 (C1+B1)		1	1			0	0	0
DP3 (A1+D1) *	1			1		4	20	22
DP4 (B1+D1) *		1		1		6	36	36
DP5 (C1+D1) *			1	1		5	35	35
DP6 (D2+D3)				2		20	160	160
DP7 (D4+E1)				1		10	90	90
DP8 (E1+A1)	1				1	4	24	26
CLUBHOUSE						1	0	18
						51	369	391

Number of units	8	8	5	65	14	Total
Percentage of units	8%	8%	5%	65%	14%	100
Percentage of beds	2%	4%	4%	70%	19%	

391 Stalls Required  
399 Stalls Shown

\* - SEE PLAN FOR LOCATION OF UNIT TYPE D1A  
(ACCESSIBLE UNITS)

PHASE 1 - LOT 2

BLDG ID	1 BED UNITS	2 BED UNITS	3 BED UNITS	4 BED UNITS	5 BED UNITS	# OF BLDGS	# OF BEDS	PRKG REQ'D
DP1 (B1+B1)		2				0	0	0
DP2 (C1+B1)		1	1			0	0	0
DP3 (A1+D1) *	1			1		1	5	6
DP4 (B1+D1) *		1		1		2	12	12
DP5 (C1+D1) *			1	1		1	7	7
DP6 (D2+D3)				2		1	8	8
DP7 (D4+E1)				1		1	9	9
DP8 (E1+A1)	1				1	0	0	0
T1 [(TH1x4)+(TH2x4)+(TH3x2)]	4	4	2			2	36	40
T2 [(TH1x5)+(TH2x5)+(TH3x5)]	5	5	3			2	48	53
CLUBHOUSE							0	0
						10	125	135

Number of units	19	20	11	7	1	Total
Percentage of units	33%	34%	19%	12%	2%	58
Percentage of beds	15%	32%	26%	22%	4%	

135 Stalls Required  
145 Stalls Shown

\* - SEE PLAN FOR LOCATION OF UNIT TYPE D1A & U1A  
(ACCESSIBLE UNITS)

PHASE 1 - LOT 3

1 - 1 B ED UNIT W/ GARAGE NO ADDITIONAL PARKING REQUIRED

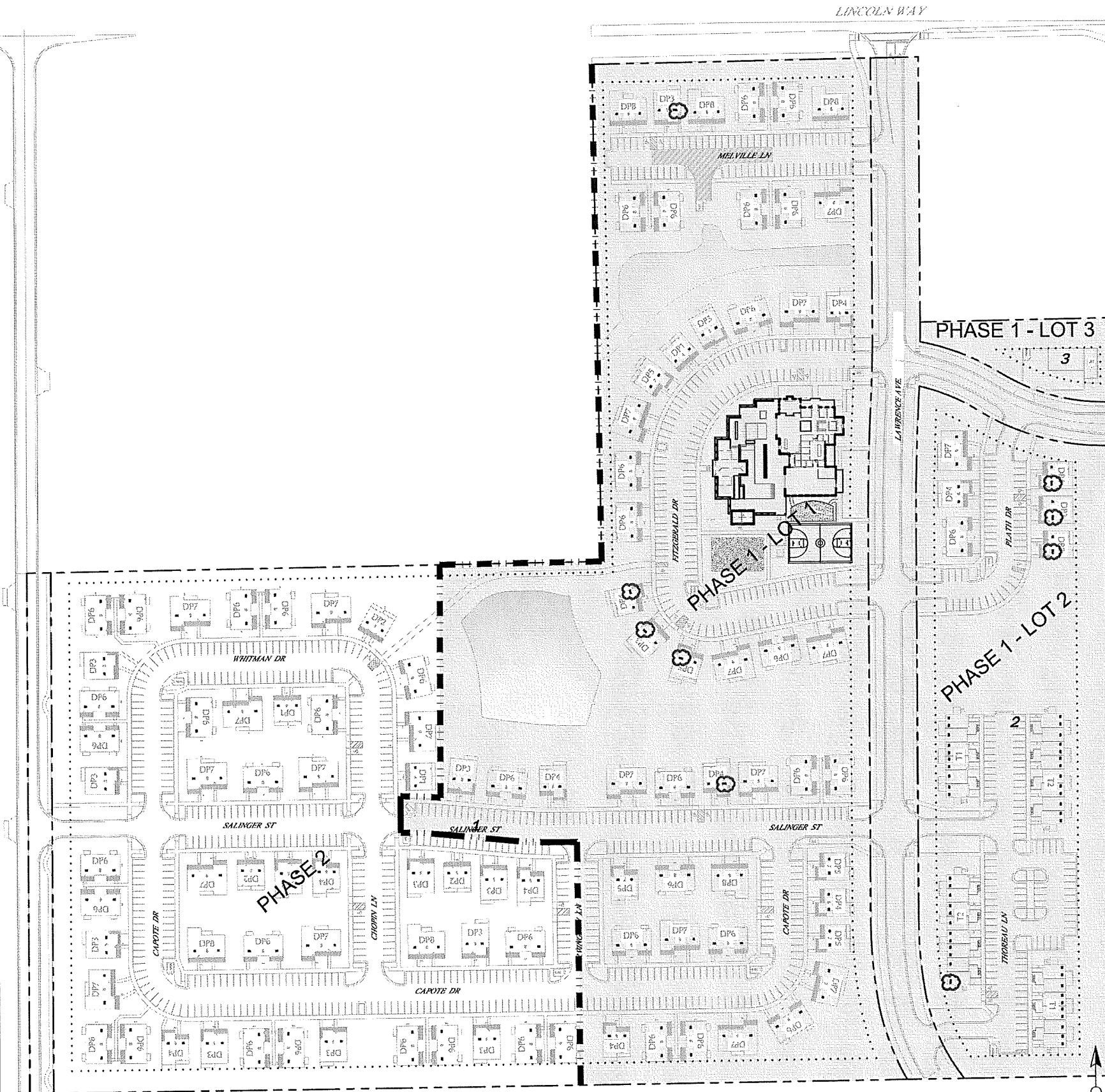
PHASE 2 - LOT 1

BLDG ID	1 BED UNITS	2 BED UNITS	3 BED UNITS	4 BED UNITS	5 BED UNITS	# OF BLDGS	# OF BEDS	PRKG REQ'D
DP1 (B1+B1)		2				2	8	8
DP2 (C1+B1)		1	1			3	15	15
DP3 (A1+D1)	1			1		10	50	55
DP4 (B1+D1)		1		1		3	18	18
DP5 (C1+D1)			1	1		0	0	0
DP6 (D2+D3)				2		22	176	176
DP7 (D4+E1)				1	1	9	81	81
DP8 (E1+A1)	1					2	12	13
CLUBHOUSE					1		0	0
						51	360	366

Number of units	12	10	3	66	11	Total
Percentage of units	12%	10%	3%	65%	11%	102
Percentage of beds	3%	6%	3%	73%	15%	

366 Stalls Required  
371 Stalls Shown

NOTE: PHASING LINE REPRESENTED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. ACTUAL PHASE LINE MAY BE ADJUSTED TO MEET MARKET DEMANDS AND CONSTRUCTION ENVIRONMENT WITHOUT THE NEED FOR RE-APPROVAL OF THESE PLANS. PHASING LINE, SPECIFICALLY PHASE 1, IS MEANT TO APPROXIMATELY CONVEY THE UNITS TO ACHIEVE OCCUPANCY AUGUST 2018. 2ND PHASE TO BE ACHIEVE OCCUPANCY SHORTLY AFTER.



DATE: 11/17  
BY: SLR  
DESIGNED: 11/17  
AS PER ONE COMMENT DATED 10/10/17  
REVISION: 11/17  
DRAWN: SPS  
CHECKED: 11/17  
LAST UPDATE: 12/12/17

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

PHASING PLAN  
THE COLLIGATE AMES  
BY TRINITAS  
LINCOLN WAY & 500TH AVE  
AMES, IOWA

PROJECT NO.  
5430-16A  
SHEET  
C4.0





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KJG Architecture, Inc.  
527 Sagamore Parkway W., Suite 101  
West Lafayette, Indiana 47906  
Office: 765.497.4598 Fax: 765.497.4599  
www.kjgarchitecture.com

PROJECT TITLE:  
THE COLLEGIATE AT AMES  
A TRINITAS DEVELOPMENT

AMES, IOWA

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PROFESSIONAL SEAL:

PRELIMINARY - NOT FOR  
CONSTRUCTION

PROJECT DATE:  
10/25/17

NO.	REVISION	DATE	BY

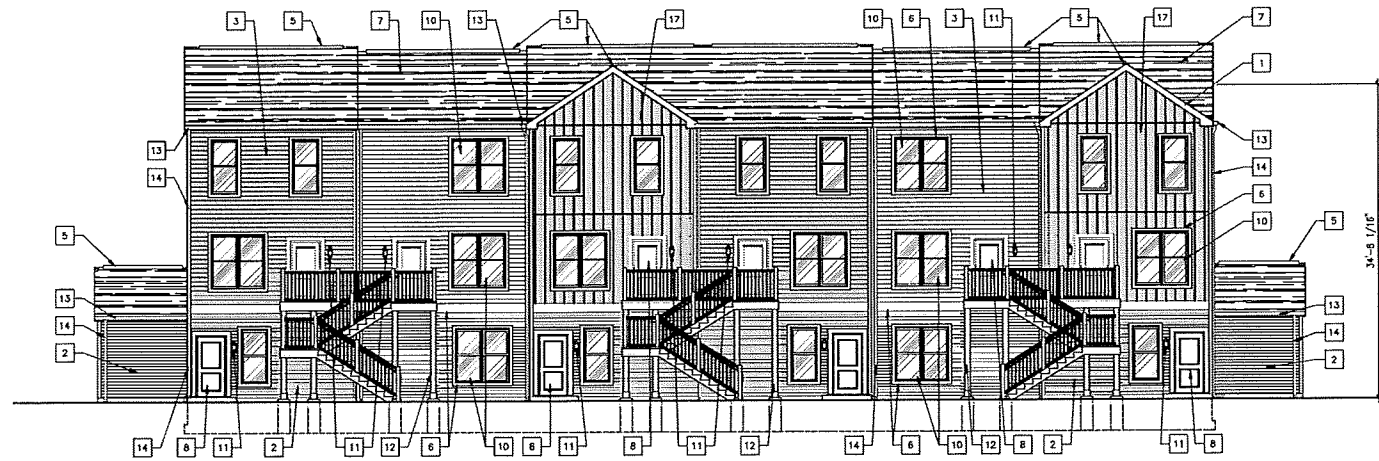
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A2017,033

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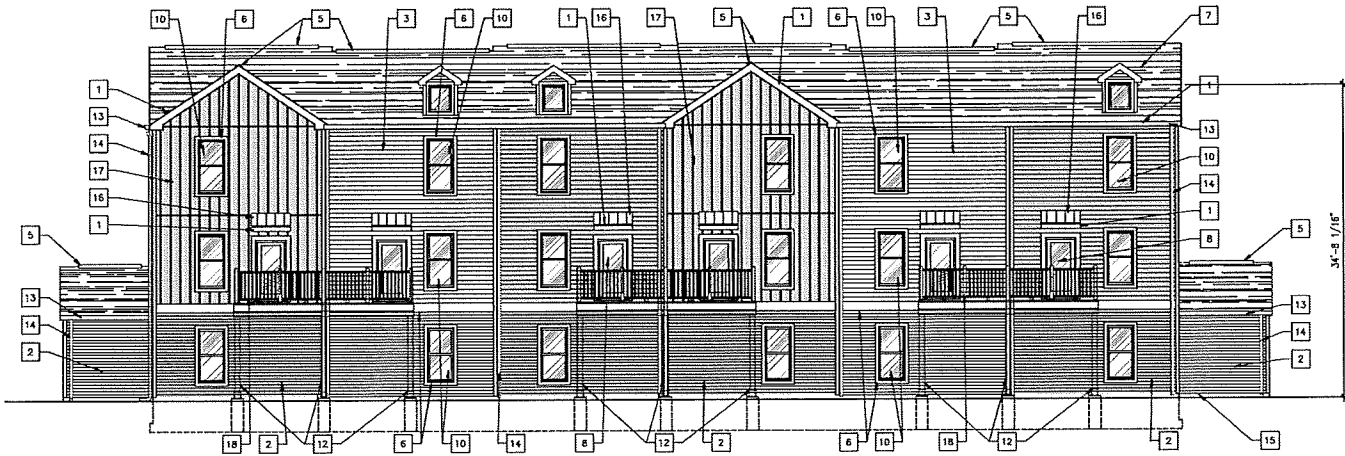
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TOWNHOME TH1  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

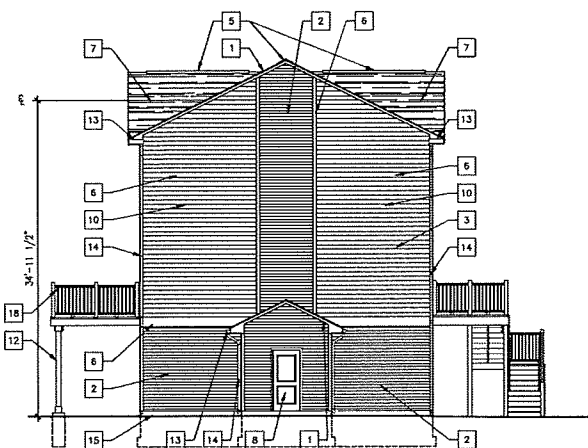
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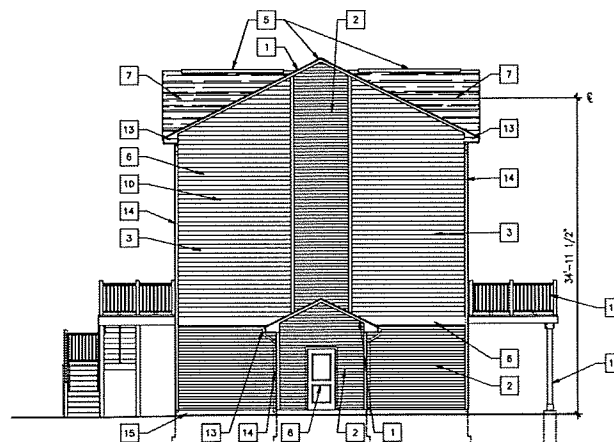
TH1 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



TH1 REAR ELEVATION  
SCALE: 1/8"=1'-0"



TH1 LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

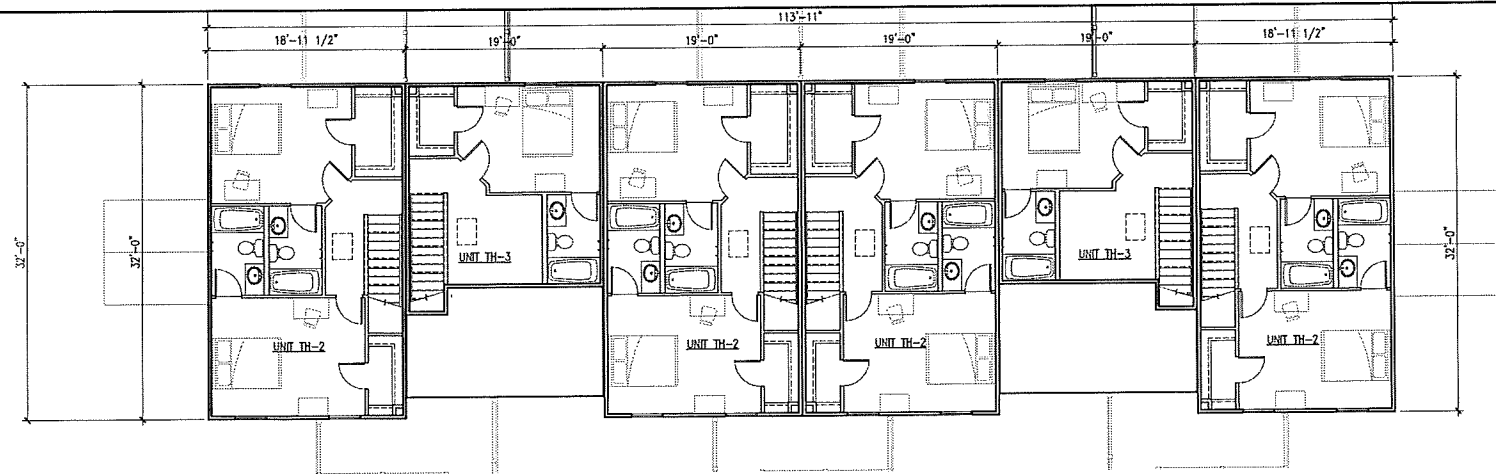


TH1 RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

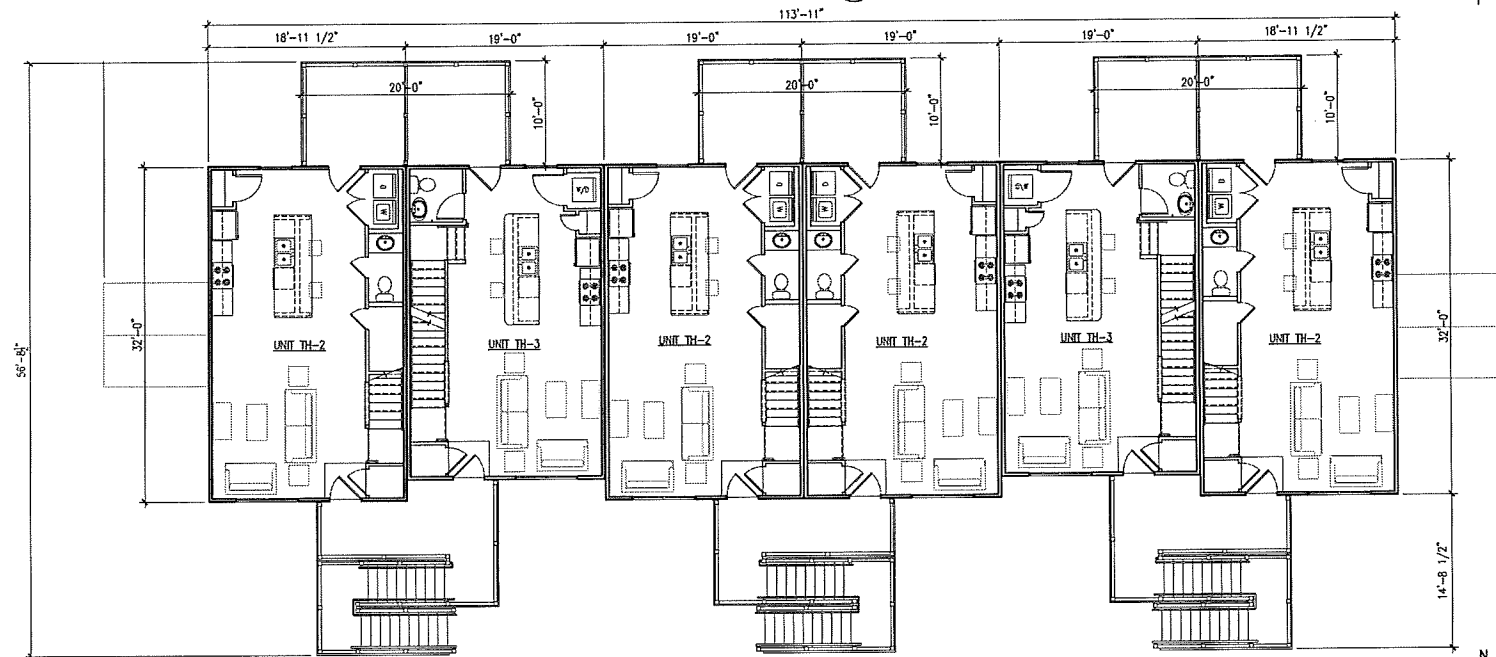
#### KEY NOTES:

1. TYPICAL FASCIA TRIM: TAB FIBER CEMENT FASCIA BOARD W/ALUMINUM Drip Edge ABOVE 8" ROOF PERIMETER. SOFFIT BELOW TO BE CONTINUOUS VENTED FIBER CEMENT BOARD SOFFIT PANELS, PAINTED.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE.
3. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 6" LAP EXPOSURE.
4. EXTERIOR BOARD AND BATTEN SIDING.
5. CONTINUOUS SHINGLE-OVER ROOF VENT.
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD, 4" TRIM AT EDGE OF BUILDING, 6" TRIM AT WINDOWS AND DOORS, 6" TRIM AT HORIZONTAL BANDING UNLESS NOTED OTHERWISE.
7. FIBERGLASS/ASPHALT SHINGLES W/30 YR MIN WARRANTY AND CLASS A RATED.
8. REGULATED METAL ENTRY DOOR PER SCHEDULE.
9. VINYL FRAMED BI-SWING PATIO DOOR.
10. VINYL FRAME SINGLE HUNG WINDOW.
11. EXTERIOR WALL MOUNT LIGHT.
12. PRESSURE TREATED WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
13. ALUM. CONTINUOUS GUTTER.
14. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT.
15. POURED CONCRETE FOUNDATION, SEE STRUCTURAL.
16. METAL ROOFING.
17. VERTICAL SIGNS.
18. BALCONY RAILING.

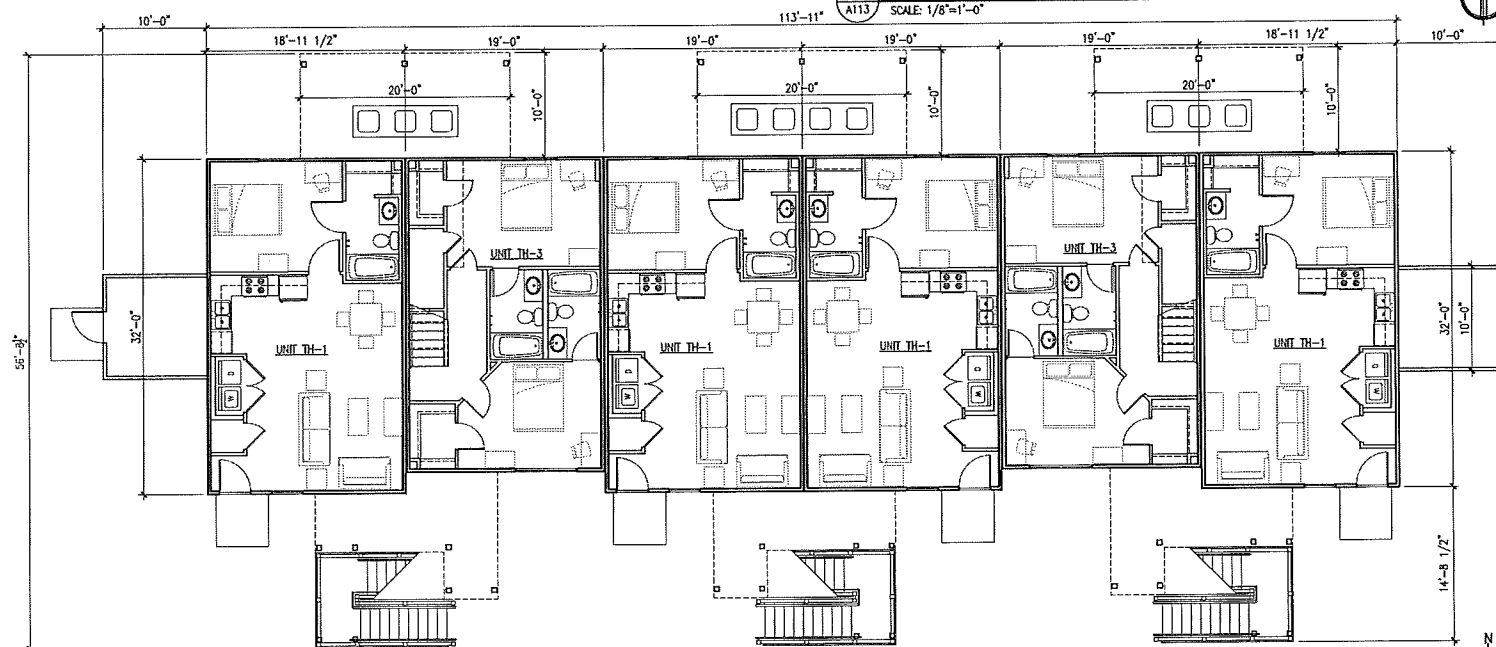




3 TOWNHOME T1 THIRD FLOOR PLAN  
A113 SCALE: 1/8"=1'-0"



2 TOWNHOME T1 SECOND FLOOR PLAN  
A113 SCALE: 1/8"=1'-0"



1 TOWNHOME T1 FIRST FLOOR PLAN  
A113 SCALE: 1/8"=1'-0"



KJG Architecture, Inc.  
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PROJECT TITLE:  
THE COLLEGIATE AT AMES  
A TRINITAS DEVELOPMENT

AMES, IOWA

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PROFESSIONAL SEAL:

PROJECT DATE:  
12/04/17

No.	DESCRIPTION	DRAWN BY	DATE

PROJECT NUMBER:  
A2017.033

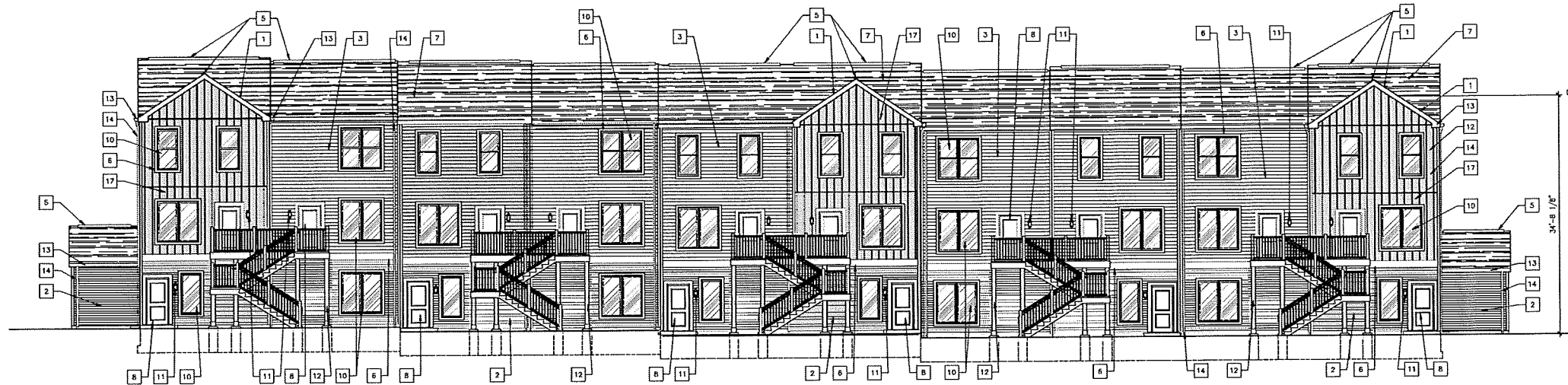
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DRAWING TITLE:  
TOWNHOME  
BUILDING PLAN

SHEET NUMBER:

A113

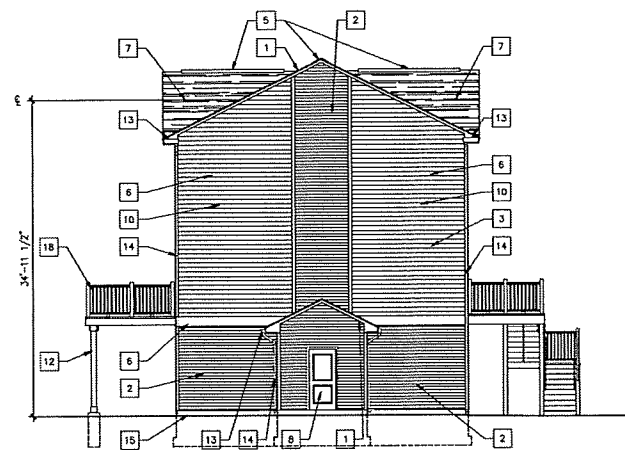




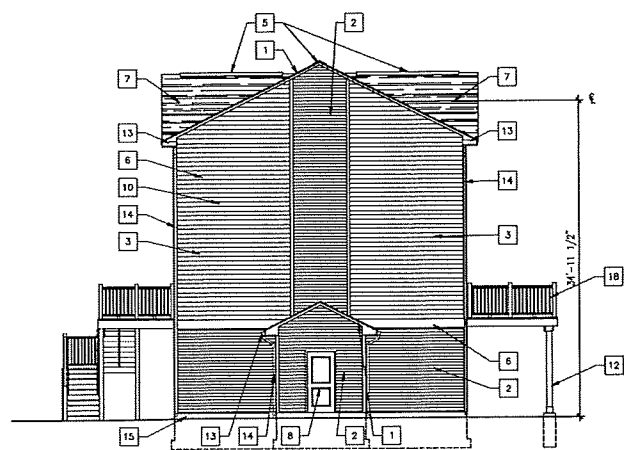
4 TH2 FRONT ELEVATION  
A206 SCALE: 1/8"=1'-0"



3 TH2 REAR ELEVATION  
A206 SCALE: 1/8"=1'-0"



2 TH2 LEFT SIDE ELEVATION  
A206 SCALE: 1/8"=1'-0"



1 TH2 RIGHT SIDE ELEVATION  
A206 SCALE: 1/8"=1'-0"

#### KEY NOTES:

1. TYPICAL FASCIA TRIM: 1X2 FIBER CEMENT FASCIA BOARD W/ALUMINUM Drip EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW TO BE CONTINUOUS VENTED FIBER CEMENT BOARD SOFFIT PANELS, PAINTED.
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3. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 6" LAP EXPOSURE
4. EXTERIOR BOARD AND BATTEN SIDING
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7. FIBERGLASS/ASPHALT SHINGLES W/30 YR MIN WARRANTY AND CLASS A RATED.
8. INSULATED METAL ENTRY DOOR PER SCHEDULE
9. VINYL FRAMED IN-SWING PATIO DOOR
10. VINYL FRAME SINGLE HUNG WINDOW
11. EXTERIOR WALL MOUNT LIGHT
12. PRESSURE TREATED WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM
13. ALUM. CONTINUOUS GUTTER
14. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT
15. POURED CONCRETE FOUNDATION, SEE STRUCTURAL
16. METAL ROOFING
17. BALCONY RAILING



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PROJECT TITLE:  
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AMES, IOWA

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CONSTRUCTION

PROJECT DATE:  
10/25/17

NO.	REVISION:	DATE:	BY:

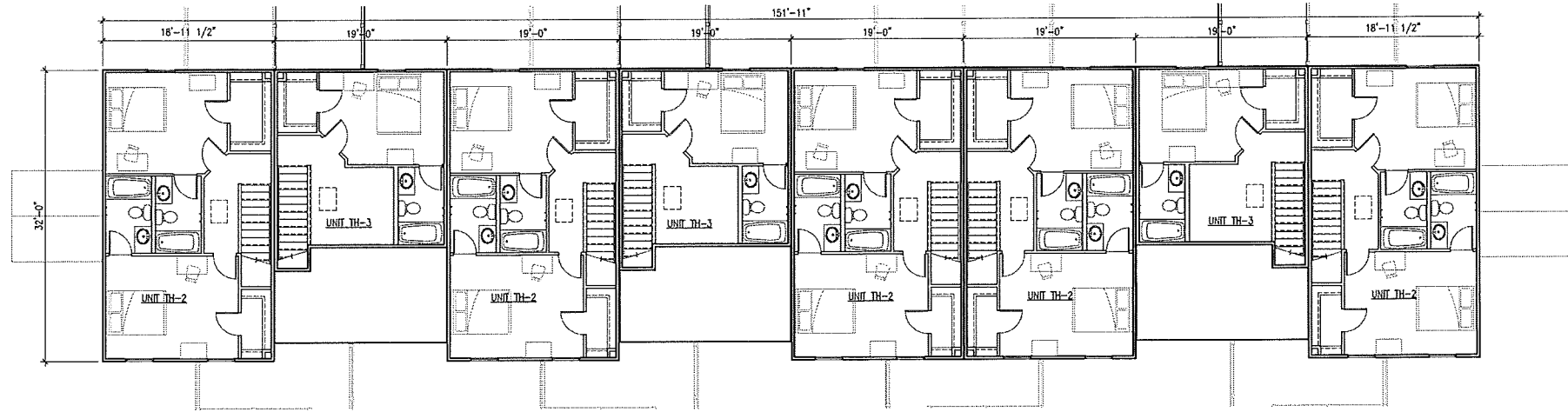
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A2017.033

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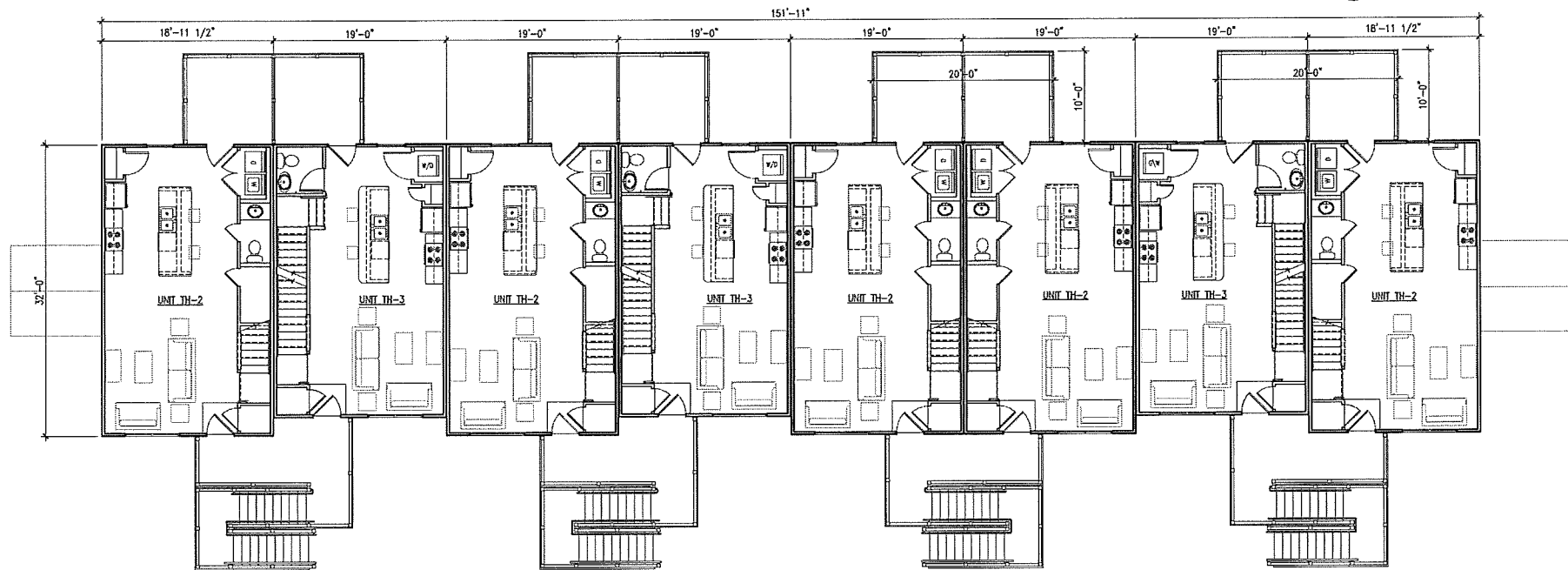
DRAWING TITLE:  
TOWNHOME TH2  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

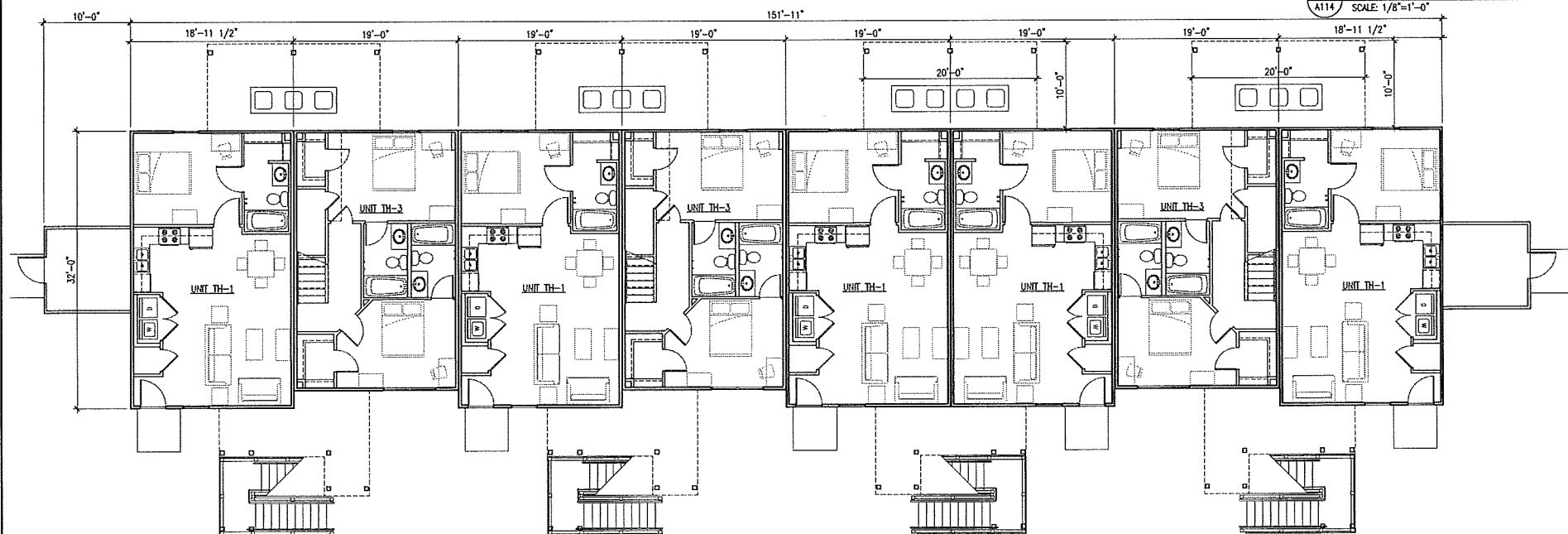
A206



3 TOWNHOME T2 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 TOWNHOME T2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 TOWNHOME T2 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

PROJECT TITLE:  
THE COLLEGIATE AT AMES  
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AMES, IOWA

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PROFESSIONAL SEAL:

PROJECT DATE:  
12/04/17

NO.	DESCRIPTION	DRAWN BY:	DATE:

PROJECT NUMBER:  
A2017.033

DRAWN BY:

DRAWING TITLE:  
TOWNHOME  
BUILDING PLAN

SHEET NUMBER:

**A114**