

ITEM #: 27
DATE: 02-27-18

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR ROSE PRAIRIE

BACKGROUND:

Rose Prairie is a proposed 170-acre development in north Ames, lying west of Hyde Avenue, east of the Union Pacific railroad (Jewell line), and south of County Road 190th Street. See a location map in Attachment A. **The property owner, Rose Prairie, LLC, requests approval of a preliminary plat creating 16 outlots. The developer will be allowed to sell each outlot for a subsequent subdivision.**

The project site is subject to a rezoning Master Plan as well as an Addendum to the Pre-annexation Development Agreement. The preliminary plat includes thirteen lots intended for future residential development. These residential lots are zoned FS-RL (Suburban Low Density) and FS-RM (Suburban Medium Density). Two lots are zoned CGS (Convenience General Service) for future commercial development. One lot will be dedicated for a City park. **None of the outlots in the preliminary plat will accommodate development until a subsequent preliminary plat and final plat for each outlot is approved in the future.** A summary sheet of the lot layout and expected residential unit counts can be found on the cover sheet of the preliminary plat in Attachment E. The complete preliminary plat documents are available online at the following link:

<http://www.cityofames.org/government/departments-divisions-i-z/planning/rose-prairie>

During the review of the rezoning and Master Plan (Attachment D), in 2016 the owner described their goal to create outlots for sale to other developers who would install infrastructure and develop lots themselves. To accommodate that, the Addendum to the Pre-annexation Agreement approved by the City Council on October 11, 2016, included an allowance for the creation of these outlots for sale to other parties. Therefore, this preliminary plat does not include many of the subdivision details that would normally be included in a preliminary plat (such as a full arrangement of lots). The proposed preliminary plat does create the infrastructure skeleton upon which future preliminary plats for each of the outlots would be created. This includes details such as the spine roads, major shared use paths, and the storm water design. It also includes conceptual locations for sanitary sewer, water mains, conservation areas, and private trails.

A key component of the subsequent final plat for the proposed outlots will be defining minimum levels of infrastructure development to support the future individual platting of the outlots. The Addendum to the Pre-annexation Agreement includes some timing requirements, such as construction of the shared use path along Hyde Avenue within two-years of the first final plat and for dedication of the park land no later than

September 1, 2023. A more detailed analysis of the preliminary plat is found in the Addendum to this report.

Planning and Zoning Commission: At its meeting on February 7, 2018, the Ames Planning and Zoning Commission voted 5-1 to recommend Alternative #1 (with conditions). Other than the applicant's representative, no one spoke during the public hearing. The conditions addressed street name changes, Army Corps permitting for storm water improvements, and timing of 190th Street improvements with phasing of the development. The applicant has addressed these conditions and incorporated them into the current version of the plat presented for Council approval.

ALTERNATIVES:

1. The City Council can approve the Preliminary Plat for Rose Prairie.
2. The City Council can deny the Preliminary Plat for Rose Prairie, by finding that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code. Code sections are found in Attachment C.
3. The City Council can defer action on this request to the next regular meeting and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDATION:

This preliminary plat provides the skeleton upon which the 170-acre Rose Prairie development will be built. Although conceptual, it shows a street network that is consistent with the approved Master Plan, shows that full City utilities can be installed to serve the development, and that storm water management meeting the standards of the City is feasible. This preliminary plat (and subsequent final plat) will not create any buildable lots. **As noted previously, further preliminary plats will need to be prepared for each outlot prior to any development.** Those preliminary plats will need to be consistent with this master preliminary plat, the rezoning Master Plan, Conservation Subdivision standards, and the Pre-annexation Agreement.

Therefore, it is the City Manager's recommendation that the City Council approve the Preliminary Plat of Rose Prairie.

Addendum

General Site Info

Rose Prairie is a 170-acre site of cropland and rolling terrain. There is an abandoned farmstead along Hyde Avenue that will be removed. There are three drainage ways that drain the site. These merge and flow under Hyde Avenue, ultimately draining into Ada Hayden Park. An aerial of the site is found in Attachment B.

To the east, across Hyde Avenue, lie Quarry Estates and Hayden's Crossing. These developments are in the City limits, as is Ada Hayden Heritage Park south of them.

To the west, across the railroad tracks, lie Ames Golf and Country Club (including The Irons residential development) and land owned by the Borgmeyer Trust. These are not in the City limits.

To the south is a 36-acre parcel owned by Sturges (which is not in the City limits) and a future development site known as Auburn Trail (which is in the City limits). A 50-foot gap of unincorporated land was preserved between Rose Prairie and Auburn Trail in order to avoid creating an island of unincorporated land. A future road connection between these two sites is envisioned with the Auburn Trail development.

Zoning

The ultimate buildout, according to the approved Master Plan, can include between 83 and 206 attached single-family homes, between 136 and 213 detached single-family homes, and between 134 and 201 apartment units. Of the apartments, no more than 25 percent can be three bedrooms. The remainder must be one- or two-bedroom units. There will be about 43 acres of open space on the 170-acre development (about 25 percent) of which a little over five acres will be a new City park. As subsequent preliminary plats are approved they will require consistency with the Master Plan.

Lots

The development is a replat of Lot 2, Rose Prairie Final Plat. The proposed preliminary plat includes 13 lots for residential development. Of these, one lot is zoned FS-RM and the remaining 12 are zoned FS-RL. Two lots at the northeast corner of the site are intended for commercial development and are zoned CGS. Outlot K is intended to be dedicated as a City park. A zoning map is found in Attachment C.

All the lots are identified as outlots which are defined as unbuildable in the City's Subdivision Regulations. The owner's intent, after approval of this preliminary plat, is to seek approval of a final plat in order to prepare these outlots for development by the current owner or for sale to others. **No construction, grading, or utility installation can occur on these outlots until a new preliminary plat for each outlot is approved.** These subsequent preliminary plats will need to be consistent with the residential densities and general street alignments as shown on the approved Master Plan, shown in Attachment D. These plats will also show full compliance with the conservation subdivision requirements.

Streets

The approved Master Plan identifies one main access point from Hyde Avenue and one from 190th Street. Hyde Avenue abuts the east boundary of the site and County Road 190th Street abuts the north. The preliminary plat identifies two spine roads that will serve as collector streets for the development. The north-south street, Primrose Avenue, intersects with 190th Street and extends to the south line of the development where it will connect in the future with Auburn Trail.

An east/west street, Leopold Drive, is shown connecting Hyde Avenue to Primrose Avenue. This connection was required by the City Council at the time of Master Plan and rezoning approval in 2016.

Other local streets are shown conceptually in the Master Plan and will need to be incorporated into subsequent preliminary plats for each outlot. These local streets will connect to Hyde Avenue but will not serve as collector streets. The utilities shown on this preliminary plat generally outline the location of these local streets. The placement and design of each of these local streets will be reviewed with subsequent preliminary plats.

Water

A looped water system is conceptually shown that will provide water to all the proposed outlots. Future preliminary plats will be more specific on water line placement and lot layout. The conceptual layout extends a water line to the south to eventually connect with the Auburn Trail development. Auburn Trail will provide a 12-inch water main from the 12-inch line in Hyde Avenue to the west line of Auburn Trail to provide water service to the Borgmeyer and The Irons property in the future. Water main location is consistent with the requirements of the Pre-annexation Agreement.

Sewer

The site will be served by public sanitary sewer mains conceptually shown on the preliminary plat. As with water and streets, more specific placement will be provided with subsequent preliminary plats. The sanitary sewer line will be extended to the west line of the development to provide sanitary sewer service to the Borgmeyer and The Irons properties in the future. No downstream capacity issues were identified in the city's sewer model. Sanitary sewer installation is consistent with the requirements of the Pre-annexation Agreement.

Sidewalks and Trails

Under the terms of the Addendum to the Pre-annexation Agreement, a 10-foot shared use path will need to be installed along Hyde Avenue from 190th Street to the south line of the Sturges property. This shared use path will be installed within two years of approval of the final plat establishing the proposed outlots, regardless of the timing of the future re-platting of the outlots into developable lots.

The preliminary plat also shows an 8-foot shared use path along the entire length of the west side of Primrose Avenue internal to the site. Another 8-foot shared use path is located along the south side of 190th connecting the Primrose Avenue path with the

Hyde Avenue path. The phasing plan requires this shared use path to be installed at the time Primrose Avenue is platted along 190th Street or when the corner commercial lots are platted.

Other internal paths and sidewalks will be included in subsequent preliminary plats for each outlot. These paths will be consistent with the conservation subdivision requirements of the City. Notably, a private trail will connect from Hyde Avenue through to the future Park site within Rose Prairie.

Storm Water Management

Storm water is managed through a series of retention wet ponds within the three main waterways on site. These ponds will normally hold water, but will release it at a controlled rate over weir structures. Other retention ponds and detention dry ponds are provided within the development to detain larger rainfall events and release at slower rates.

The City Chapter 5B requires stormwater to be released from newly developed sites at a rate no greater than if it were a meadow in good condition. This means that rain falling on impervious surfaces and lawns has to be detained and allowed to leave the site at a rate as if the land were in a pre-development state. This approach leads to a runoff rate less than that of a row-cropped field.

The drainage ways on the property are considered to be “waters of the U.S.” and, as such, are under the jurisdiction of the Army Corps of Engineers. Because the proposed storm water management plan incorporates “in-line detention,” the Corps must approve the design of this system, including the design of the grading within the channel of the drainage ways. The Corps is currently reviewing the plans and approval is expected soon. If, however, the Corps does not approve the grading plan, an alternative plan will need to be prepared by the owner, reviewed by staff, and submitted for approval prior to grading for stormwater improvements.

City staff was made aware of potential changes to the Flood Insurance Rate Map (FIRM) that identifies the middle drainage way as General Flood Plain. The General Flood Plain designation means that only the location of the 100-year flood plain has been identified and that base flood elevations have not been determined nor has the floodway been delineated within the flood plain area. The preliminary maps for changes to this area show the main north-south drainage way also as flood plain. The new maps would include a detailed study that will identify both base flood elevations and the floodway for both stream areas. Staff has passed this information on to the developer and they have accommodated these proposed changes in the grading plan of the preliminary plat. Preliminary FIRMs will be released, likely in October, 2018, becoming effective in June 2020.

Park Land

The Addendum to the Pre-annexation Agreement requires the dedication of a 5-acre site for a City park. This preliminary plat identifies it as Outlot K. It will be graded relatively flat consistent with an attachment to that Addendum. The Addendum also

requires the dedication of the park no later than September 1, 2023 or when the first plat outside of Outlots R, S, T, and U occurs (whichever is sooner). The agreement also specifies minimum topsoil standards, full street frontage improvements, and a trail adjacent to the north property line of the park. The park will not be subject to any covenants or homeowner association restrictions but can be counted toward the conservation subdivision requirements for open space.

Phasing

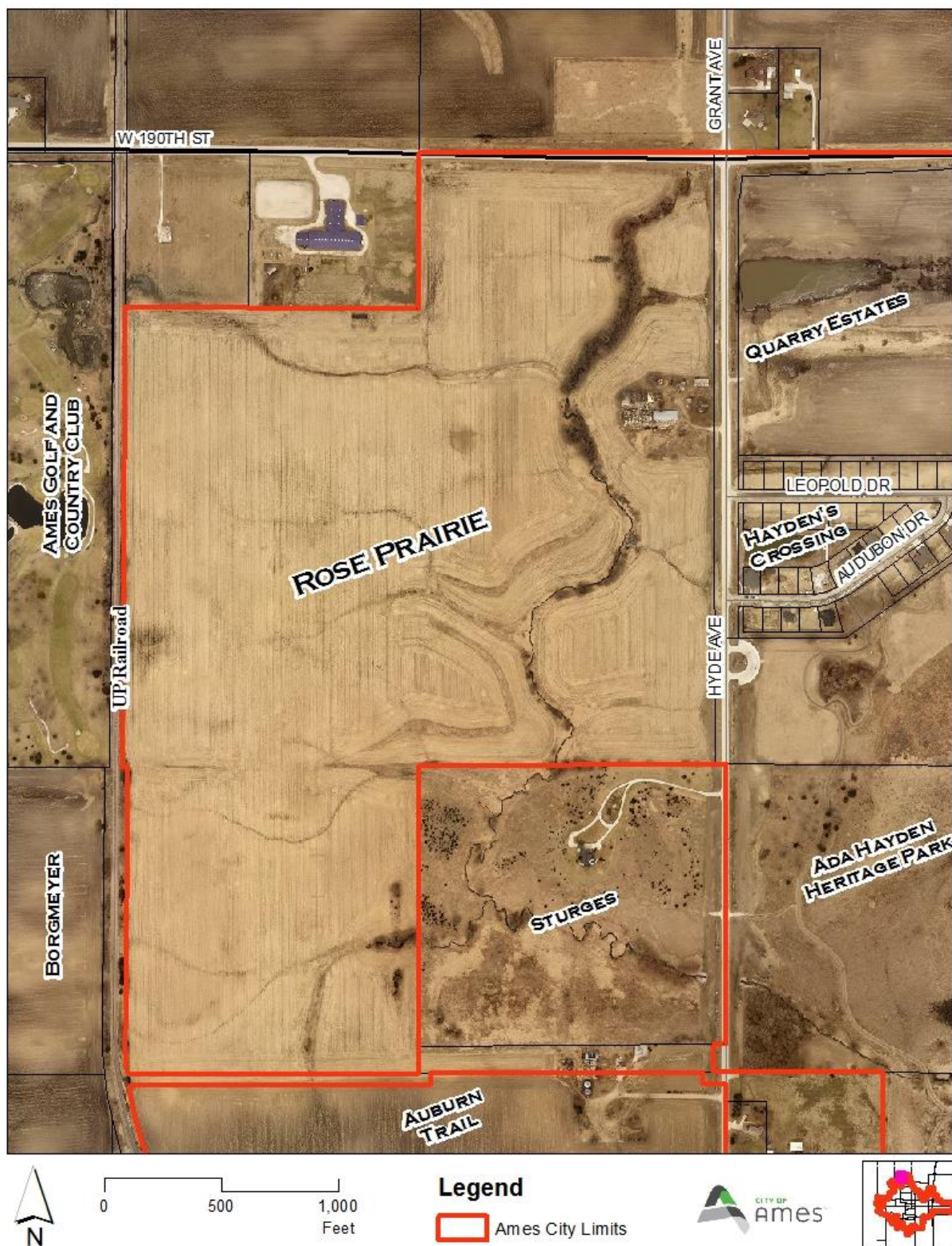
The preliminary plat includes a phasing plan identifying an order of development. While not perfectly sequential, it anticipates development occurring first adjacent to Hyde Avenue. Much of the storm water improvements for this north watershed will occur with this first phase, followed by the installation of an initial section of Leopold Drive and other local streets and infrastructure.

Development then will move north, then west. There are critical limits that will be respected as part of the phasing. For example, the first phase within each of the other two drainageways will include the bulk of the storm water improvements for that drainageway. Also, the extension of Primrose Avenue to 190th Street must be completed before significant development occurs in Phases 4 and 5. And that extension of Primrose Avenue will require the completion of the 190th Street shared use path, regardless of the status of Phase 6 (the corner, commercial lots). There is also a limit as to how far development can be extended south along Primrose Avenue until the Auburn Trail development is brought north to the south line of Rose Prairie to create an additional access point. Coordinating the phasing of infrastructure that serves multiple development areas is an important component of all reviews of final plats.

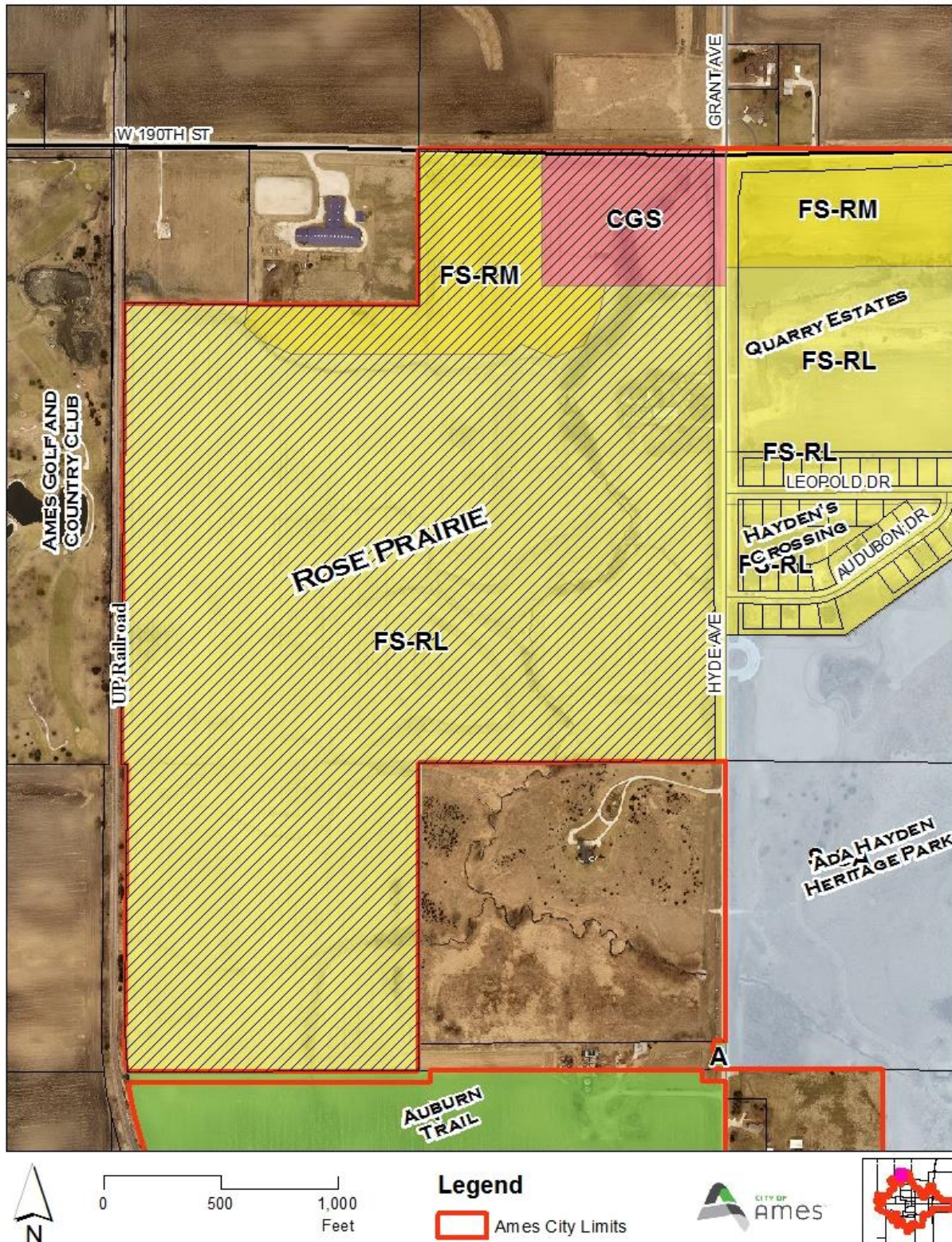
ATTACHMENT A: LOCATION MAP



ATTACHMENT B: SITE AERIAL



ATTACHMENT C: ZONING



ATTACHMENT 1

ROSE PRAIRIE - REVISED MASTER PLAN



[illegible]

ATTACHMENT F: APPLICABLE SUBDIVISION LAW

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*