

**COUNCIL ACTION FORM**

**REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3305 AND 3315 AURORA AVENUE**

**BACKGROUND:**

On October 24, 2017, the City Council approved a Major Site Development Plan for two lots at 3305 (Lot 6) and 3315 (Lot 7) Aurora Avenue in the Village Park Subdivision. This development includes an 8-unit apartment building, and an 8-stall garage on each lot. Both lots are zoned as FS-RM (Suburban Residential Medium Density) (See *Attachment A: Location & Zoning Map*).

**The property owner, Village Park, LLC, is requesting approval of an amendment to the Major Site Development Plan for changes to the exterior siding material and dimensions of both 8-stall garages, as well as the addition of a trash enclosure on Lot 6, and relocation of the trash enclosure on Lot 7.** Attachments B through F are the pertinent approved plans and proposed changes. No changes are proposed to the 8-unit apartment buildings, surface parking areas, or storm water management features. Although minor amendments may be approved by staff as defined in *Section 29.1502(6) of the Municipal Code*, it was determined that due to the overall change in materials for the garage buildings it requires approval by the City Council.

The applicant's proposal is to use horizontal vinyl siding as the exterior material on all sides of the two garage structures, instead of the galvalume finish corrugated metal siding material (See *Attachment C: Proposed Garage Elevations and Plan*). The metal siding has a corrugated wavy pattern with approximately 1.5 inches of relief for the ridges. **Staff believes the scope of review of the City Council is to determine whether the proposed change in materials for the garage structures is compatible with surrounding and planned development, as well as the exterior materials approved for the apartment buildings to be constructed on these properties.**

The garage structures have a north/south orientation with the back side of the structures facing west. The back side of the garage structures face agricultural land located outside the corporate limits of Ames; however, once the land is annexed single-family detached homes are anticipated for this land (See *Attachment D: Approved Major Site Development Plan*). The east wall, which has the overhead garage doors, will face internal to the site and the rear side of each apartment buildings. Only the north side wall of the garage structure at 3305 Aurora Avenue (Lot 6) is directly visible from the adjacent street, Cottonwood Road. The building at 3315 Aurora abuts a common area outlot to the south that will include a sidewalk connection to Aurora to the west.

Use of vinyl siding is common within Ames for multi-family and single-family development. Vinyl is typically a compatible material with the surrounding area. In this case, the principal building does not include vinyl siding and the design approach was a

modern design featuring primarily non-traditional residential materials. The exterior materials to be used on the apartment buildings, including the vertical flush seam metal panels, the galvalume finished corrugated siding in both a vertical and horizontal orientation, and the brick accents on the building. The exclusive use of vinyl on the garage would have no common building materials with the principal structure.

On April 4, 2018, the Planning and Zoning Commission reviewed the proposed amendments to the Major Site Development Plan. The discussion centered on siding materials for the two garage structures, and whether vinyl siding is an acceptable alternative material to the metal siding materials that were originally approved by the City Council. The primary issues were the visibility of the garages and continuity in the design the primary materials of the apartment buildings were not used on the accessory structure. There was discussion about adding brick as an accent material if vinyl siding is approved for the garages. The use of brick on the garages would establish a common design feature used as an accent material on both the garages and the apartment buildings.

By a vote of 7-0, the Commission recommended that the City Council approve the Major Site Development Plan Amendment for 3305 and 3315 Aurora Avenue to allow for the proposed revisions to the garage siding material, proposed changes to the dimensions of the structure, and the proposed locations for trash enclosures on each lot, with the following condition:

- The garage at 3305 Aurora Avenue shall incorporate brick accents wrapping each of the north corners of the structure and the garage at 3315 Aurora Avenue shall incorporate brick accents wrapping each of the south corners of the structure. The final design is subject to approval by the Planning Division.

**In response to the P&Z recommendation, the applicant proposes a different approach of adding brick to the end facades.** The applicant has now proposed a brick panel wainscot across the bottom 4' of the north side garage façade at 3305 Aurora and the south side garage façade at 3315 Aurora with a wood board metal covered trim feature on the same side rear and front corners of the garages that matches a similar feature on the apartment buildings. The applicant has further proposed a small increase to the height of a portion of each garage over an enlarged van accessible garage door near the corner opposite of where the new trim is being proposed.

#### **ALTERNATIVES:**

1. The City Council can approve the Major Site Development Plan Amendment for 3305 and 3315 Aurora Avenue to allow for the recommended revisions to the garage siding material, proposed changes to the dimensions of the structure, and the proposed locations for trash enclosures on each lot, as recommended by the Planning & Zoning Commission. *This would require corner brick treatments on two end facades.*

2. The City Council can approve the Major Site Development Plan Amendment for 3305 and 3315 Aurora Avenue to allow for the recommended revisions to the garage siding material, proposed changes to the dimensions of the structure, and the proposed locations for trash enclosures on each lot, as proposed by the applicant with a brick wainscot and accent trim elements.
3. The City Council can approve the request with the changes proposed by the applicant for the Major Site Development Plan Amendment for 3305 and 3315 Aurora Avenue with conditions.
4. The City Council can deny the proposed building material change for the garage structures at 3305 and 3315 Aurora Avenue, and approve the change in dimensions of the garages, and the proposed locations for trash enclosures on each lot.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

When City Council approved the Major Site Development Plan for development of the properties addressed as 3305 and 3315 Aurora Avenue, it determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). **Staff believes that the overall consistency with the Major Site Development Plan criteria is maintained for the project with the proposed changes.** The requested Major Site Development Plan amendment affects the design of the garage structure located on each lot. The primary change of building materials is generally compatible with the surroundings and could be enhanced in design with incorporation of accent materials on the garages that are also used as accents on the principal apartment buildings. The applicant approach with the brick wainscot and trim features is consistent with the intent of the P&Z recommendation to keep design continuity with the principal building

**Therefore, it is the City Manager's recommendation that the City Council act in accordance with Alternative #2, approving the request for the Major Site Development Plan Amendment for 3305 and 33315 Aurora Avenue.**

## **Addendum**

Section 29.1502(6) of the *Municipal Code* allows for “minor changes” to the approved Major Site Development Plan after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for purposes of keeping the Major Site Development Plan current.

Minor changes are defined as changes that:

- Do not constitute a change in the land use of the project; or the overall layout and design;
- Do not increase the density or intensity of use, and the number of buildings or change in dwelling unit types;
- Does not change the overall landscape design of the M-SDP project; or,
- Change the height or placement of buildings, or other major site features.

It has been determined by staff that the proposed changes are not minor in nature due to the overall change in design of the garage with the change in exterior building materials. Therefore, an amendment approval by the City Council is required.

### **Building Materials**

The two 8-stall garage structures, as previously approved, are designed with galvalume finish corrugated metal siding applied in a horizontal orientation, which is the same material shown as a secondary material on the building elevations for the apartment buildings. The garage roof slopes slightly toward the back for drainage, and will be concealed by a parapet. Metal trim will be used along the edges of the garage walls, and around each garage door (*See Attachment B: Approved Garage Elevations and Plan*). The primary benefit to the project design originally was continuity of building materials between the principal and accessory structures. Utilizing matching materials for multiple buildings on a site is a common design technique.

Three primary exterior materials were approved for the two 8-unit apartment buildings at 3305 and 3315 Aurora Avenue. The majority of the first and second levels are to be surfaced with a vertical flush seam metal panel and galvalume finished corrugated siding in both a vertical and horizontal orientation. The metal panels and the galvalume corrugated siding will extend above the roof line to form the parapet on the east building elevation. Each building façade includes brick accents as the third exterior building material (*See Attachment F, Approved Building Elevations for 3305 & 3315 Aurora Avenue*). No change to the apartment building materials is proposed.

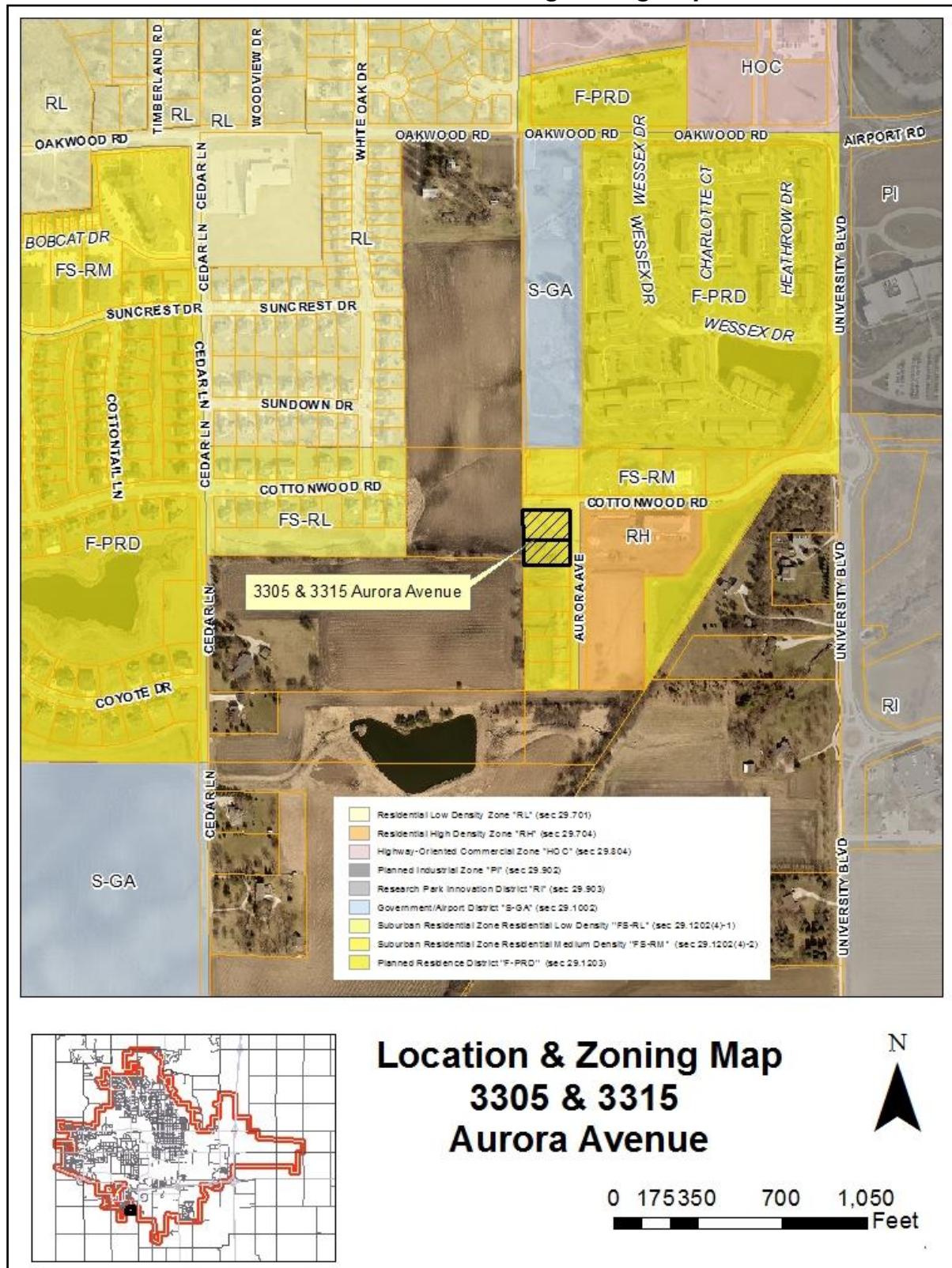
### **Site Plan Changes**

The overall length of the garage structures is proposed by the applicant to increase only slightly from 90' to 91'-8". A difference of 1'-8". The width of each garage structure will remain at 24'. The reason for the increased building length is to accommodate one van-accessible parking space inside the garage. The approved garage structure has 8 stalls. Six stalls are 11'-0" wide, and two stalls are 12'-0" wide. The proposed garage

structure also includes 8 stalls, but the width of each stall has changed from what was approved. The proposal includes six stalls at 10'-8-1/2", one stall at 11'-0", and one stall for handicap accessibility at 16'-4-3/4" (See *Attachment C: Proposed Garage Elevations and Plan*). The expanded garage structures will meet minimum required building setbacks.

The applicant also proposes to add a trash enclosure on Lot 6, and relocate the one approved for Lot 7. The proposed location for the trash enclosures would be in the rear yard on either side of the access drive from Aurora Avenue, which is centered on the lot line separating the two lots. Staff supports the proposed locations for easy access by residents of the apartment buildings, and access by the trash collection service (See *Attachment E: Proposed Major Site Development Plan*).

## Attachment A Location and Existing Zoning Map



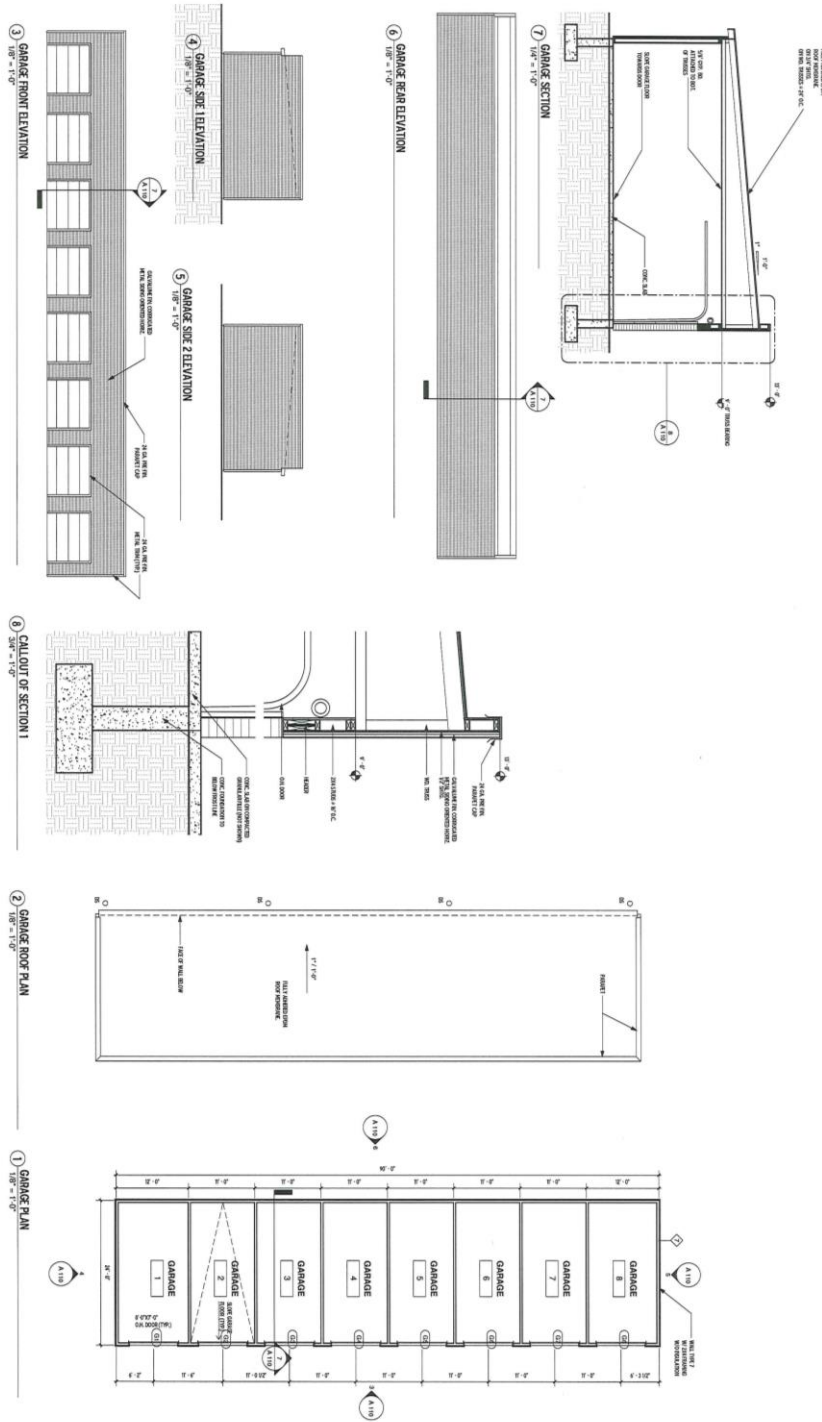


# Attachment B

## Approved Garage Elevations and Plan

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**NOT FOR CONSTRUCTION**

Project: HUNZIKER APARTMENTS - 8 PLEX

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CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

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A 110

GARAGE PLANS

Project: 1616018

Date: 08-10-2017

Scale: 1/8" = 1'-0"

Sheet: 110

Description: GARAGE PLANS

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Checker: [Redacted]

Reviewer: [Redacted]

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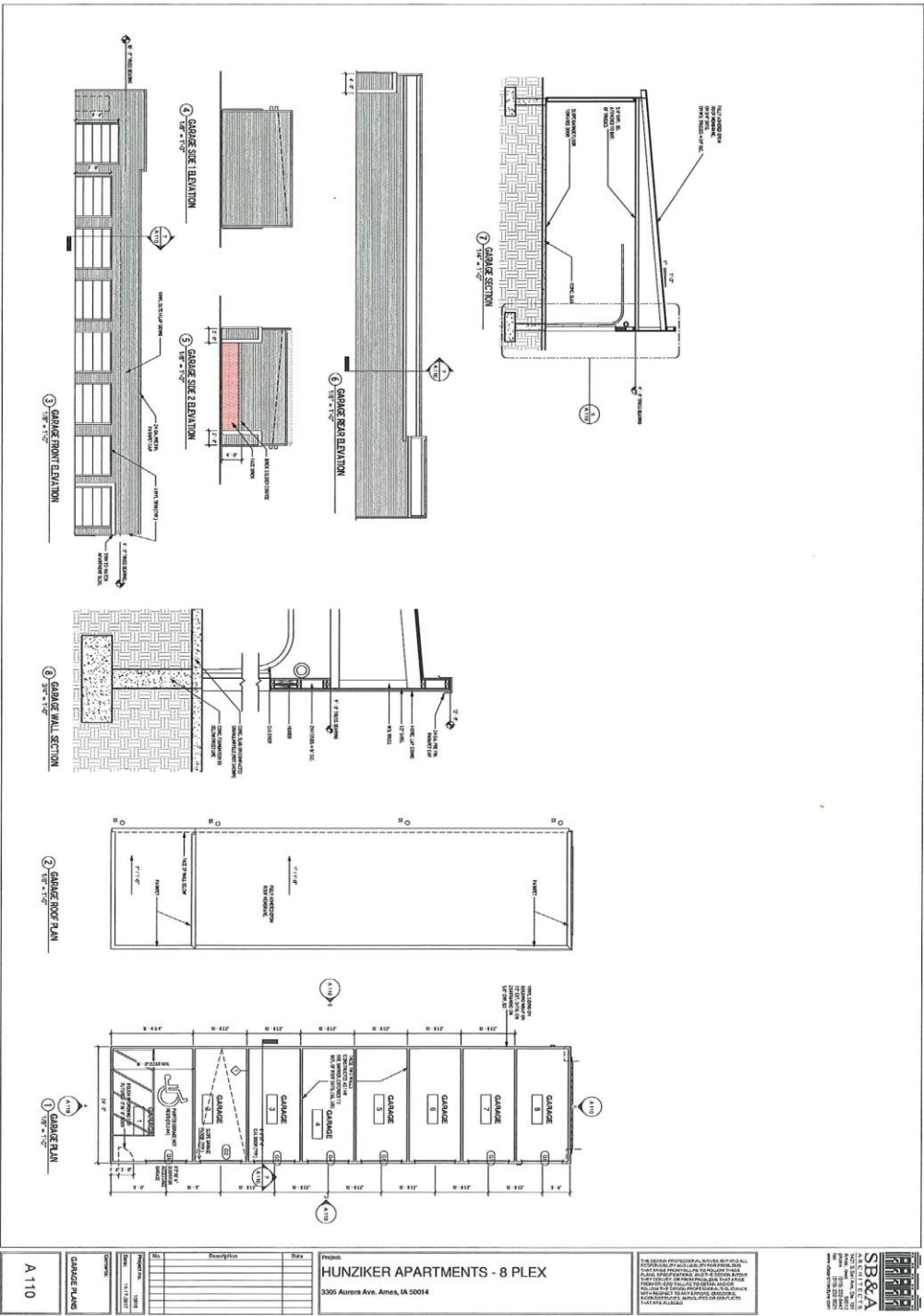
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# **Attachment C** **Proposed Garage Elevations and Plan**

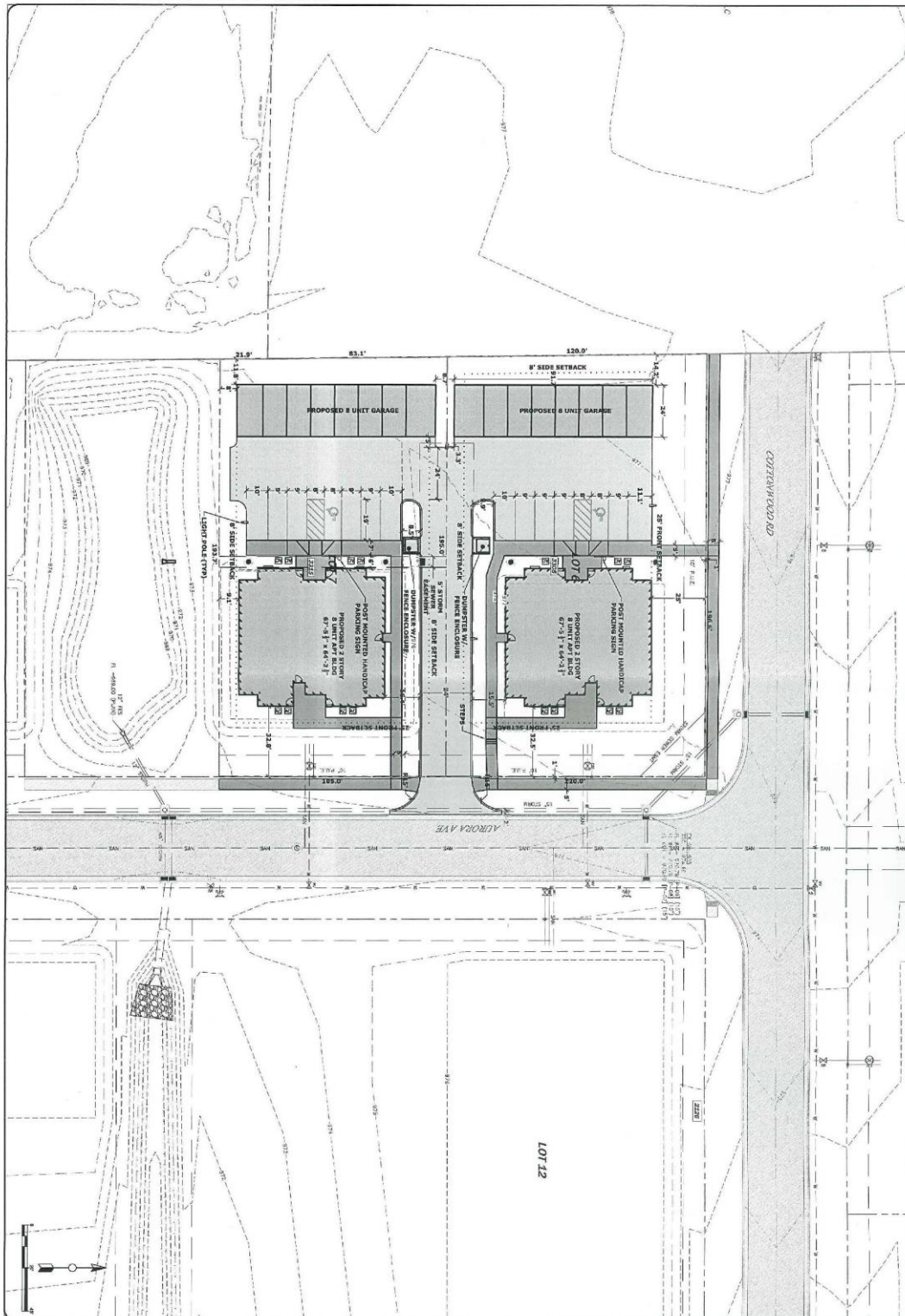




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C2.1 SHEET 10/20/2014	PROJECT DATA SHEET 10/20/2014	SITE LAYOUT & DIMENSION PLAN LOT 5 AND 7 SITE PLAN VILLAGE PARK SUBDIVISION 3305 AVE 3315 AURORA AVE AMES, IOWA	 FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	REVISIONS				
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NORTH



WEST



SOUTH



EAST

