

**COUNCIL ACTION FORM**

**SUBJECT: AMENDMENT TO MAJOR SITE DEVELOPMENT PLAN FOR THE GREEN HILLS COMMUNITY PLANNED RESIDENCE DISTRICT (F-PRD) ZONE**

**BACKGROUND:**

Fox Engineering Associates, on behalf of the Green Hills Retirement Community, is requesting approval of an amendment to the Major Site Development Plan for the Green Hills Community Planned Residence District. Green Hills originated as a retirement community as part of a conceptual master plan with the nearby Gateway Hotel in 1979. The residential tower and health center was built in 1985/86. The overall complex has gone through five major expansions since the original development, with the last significant revision in 2014 to expand the residential, parking, and administrative areas. The 2014 approval included a phasing plan for subsequent development (See *Attachments C & D*). A 2016 amendment approved a change to proposed parking lot landscaping near the northwest corner of the site along Highway 30.

The major site plan amendment in 2014 included the following phasing plan as noted below in the following timeline:

1. Independent Living Addition- 1 to 2 years
2. Commons Addition and Remodeling- 1 to 2 years
3. Independent Living Alternate- 3 to 10 years
4. Future Commons Remodeling- 3 to 5 years
5. Future Commons Phase- 5 to 10 years

An extension to the timeline in the phasing plan was approved by City Council in 2015, which allowed the phasing timeline to begin at the time the extension was granted. The phasing plan indicates an order of development to ensure amenities and other improvements correspond to the rate of overall development.

**The proposed residential tower and care facility amenity additions were contemplated as Phase 2 of planned expansions approved in 2014.** The amenities included in the addition are two meeting rooms, a larger community room, a theater and classroom as well as beauty salon. The proposed amendment also includes the addition of a new twin home near the southwest corner of the property located at 2411/2413 Hamilton. (See *Attachment J & K*) **The addition of the twin home is a new proposal not included in the initial Phase 2 approval.** The additions require approval of an amendment to the major site plan as they affect the amount of built space and overall layout of the previously amended plan and do not meet the definition of minor changes.

The proposed amenities building changes are reconfigured from the original phasing plan and slightly expanded to the south. **The overall design is consistent with the**

**intent of original approval and the requirement to expand amenities as a design principle of the PRD zoning.**

The new twin home structure near the southwest corner of the site is proposed off of Hamilton Drive, which is a private drive within the Green Hills PRD. There are two units proposed with the new twin home. The home has a similar design and size to that of the surrounding homes. **The twin homes would occupy current open space that has frontage along Woodview Drive.** The design of the homes allows for setbacks consistent with standards that would apply to RL zoned lots along Woodview. Landscaping in the form of clusters of spruce trees and large bushes are provided around the twin home and between the home and Woodview Drive. No access will occur from Woodview Drive.

The proposed amendment includes an alternative landscape design from existing requirements that meets the intent of the current landscape standards. The 2014 site plan amendments approved an alternative planting plan that met and exceeded the landscaping standards in effect at the time. The current front yard planting standards require 9 shrubs per 50 lineal feet of street frontage and 1 tree per 50 lineal feet of street frontage between buildings and streets and would require additional parking lot trees compared to the prior approval. However, the prior approval does not require upgrades to current landscaping standards, only the affected areas of the change are addressed for landscaping.

Trees are proposed along the east side of the addition where they were previously proposed on the 2014 site plan, as well as adding an additional 6 spruce trees to the immediate south of the addition that were not shown on the previous plan. The proposal incorporates existing trees as well as new shrubs, perennials and grasses on the east and south sides of the amenity addition. New shrubs and perennials are also proposed along the southwest portion of the amenity addition near the west entrance. This provides for clustering and continuous foundation screening and accenting that compliments the proposed addition. The proposed plan in combination with existing site features meets the objectives of the PRD and landscaping standards.

There are no proposed additional parking stalls in conjunction with the amenity and library addition to the residential tower and care facility. The addition of the amenity and library space does not require additional parking to be provided as the space is intended for use by residents of the site.

An existing water main easement located where the amenity addition is proposed is being set for vacation. That date is being set at this meeting.

**Planning & Zoning Commission Recommendation:**

At the October 3<sup>rd</sup> Planning & Zoning Commission meeting the Commission voted 3-0-2 to approve the proposed Major Site Development Plan with the conditions of finalizing storm water calculations and showing the relocation of a water main near the amenity addition. **The Commission heard comments from the public concerning the new Woodview twin homes, with concerns expressed concerning setbacks and a previously established “limited development zone.”** Staff determined the limited

development zone did not apply to the area of the proposed twin homes as it located north along Woodview and not in the area of the twin homes.

The Commission recommended an additional condition of approval to City Council that Green Hills meet with nearby neighbors to address their questions and concerns. **On October 4<sup>th</sup> representatives of Green Hills met with area neighbors to hear comments and concerns related to the proposed project. Since the Planning & Zoning Commission meeting the conditions have been addressed by Green Hills.** The plans were also modified since P&Z to add landscaping north of the twin homes and remove extra guest parking.

**PUBLIC NOTICE:**

A public notice sign has been placed on the property and hearing notices have been sent to all property owners within 200 feet of the Green Hills PRD boundary.

**ALTERNATIVES:**

1. The City Council can approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone as submitted.
2. The City Council can deny the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone if it finds that the plan does not comply with the adopted Zoning Ordinance or Land Use Policy Plan.
3. The City Council can postpone action for 30 days and request additional information of City staff or the applicant.

**CITY MANAGERS RECOMMENDED ACTION:**

In a Planned Residence District, the Major Site Development Plan establishes development requirements, including maximum number of units, bedrooms and density, site layout, and landscape design. **At this time, it is only to be determined if the proposed building additions and twin home structure meet the requirements of the F-PRD zone.** Staff believes that with the proposed landscaping along the foundation of the amenity addition and location and design of the twin home that appropriate landscaping is being provided. The addition of two units in the twin home does not exceed density requirements. The layout of the proposed improvements incorporates the existing design of the Green Hills Retirement Community. Staff believes that the location and size of the proposed modifications meet the intent and standards of the F-PRD zoning district.

**Therefore, it is the recommendation of the City Manager that City Council approve Alternative #1 to approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District.**

**Attachment A:  
Planned Residential Development (PRD) 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 request is a modification to a currently approved PRD. The increase in independent living units via construction of a new twin home and the addition of recreational amenity and library areas for the residents supports the existing variety of housing types that does not generally occur in low density or medium density neighborhoods.

- 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.***

Increasing the space for recreational amenities and library space in a central location is a key component of a PRD and planned as a second phase. The proposed layout allows for a large amount of open space and common area for the overall development while maintaining the existing natural topography. The addition of the twin home does not have an adverse impact on available open space or surrounding neighborhoods compared to allowed development within RL zoning districts.

- 3. Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

The proposed amenity and library expansion do not remove any of the existing townhomes or apartments. The addition of the new twin home adds housing options to the site; therefore, no change to affordability of home ownership is anticipated. The proposed expansions have been reviewed by the resident’s association with support.

- 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.***

The proposed building expansions are one- and two-story brick and siding which integrates with the existing buildings on the site. Existing landscape plants will be maintained and additional landscaping is proposed. The amenity building expansions are proposed on a vacant underutilized area of the site and will

provide for a more formal entrance to the Green Hills Development from Green Hills Drive with little impact to the surrounding neighborhood. The twin home addition does not deviate from similar RL standards and will integrate with the surroundings through setbacks and landscaping area.

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.***

The overall site contains an open space of 12.18 acres which equates to 40%, which is at the minimum required for the PRD zone. Future planned expansions identified in the 2014 site plan are planned outside of the area calculated for open space. The large wooded areas on the north end of the site, as well as, integrated landscaped spaces between homes achieve the intent and minimum percentage for this requirement. Access to the large expanses of open space is provided by trails in the wooded area to the west.

The proposed new twin home to the southwest reduces an area of open green space on the southwest portion of the site, but maintains the trail connectivity and circulation through and around the site, which is an essential element due to the size of the overall site. No changes are proposed to pedestrian linkages surrounding the development. Vehicular circulation stays the same as it has been with the addition of a new private driveway connecting to Hamilton Drive to serve the new twin home.

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.***

There are no known sites of significance that should be protected in the proposed expansion area. The south and west perimeter of the site around the townhomes was originally designated as "Limited Development Zone" to provide a transition area between the development and single family neighborhood to the south and west. There is no development proposed in those areas. The proposed new twin home is located east of where the identified "Limited Development Zone" ends.

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.***

The existing street infrastructure was designed to anticipate this intensity of expanded development. The storm water design for the library and amenities addition continues to use the detention pond along U.S. 30. Aside from relocation of an existing water line, no upgrades to utilities are anticipated. The storm water design for the twin home uses an existing piped design that eventually leads to the city's public storm water system. Increasing the intensity of land use within an existing development is a more efficient use of public infrastructure than new development, which typically requires extensions and upgrades.

**Attachment B:  
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 listed below:

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

The subject site includes 30.44 acres. Therefore, the area requirement is met.

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 entire site is designated Residential Low Density (RL) on the Future Land Use Map of the Land Use Policy Plan (LUPP). The RL designation has a maximum of 7.26 dwelling units per net acre. One ninety-four (194) owned dwelling units divided by 30.44 acres equals 6.37 dwelling units per acre, which is less than the limit of 7.26. Additionally, the property was zoned RM prior to the PRD rezoning. RM can therefore be considered the base zone. Since RM has a maximum density of 22.31 units per acre, the proposal is also found to be less than the RM maximum. In consideration of the LUPP and the base zone, the project complies with density requirements.

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.***

The heights of the proposed expansions are one and two story, which integrates with the existing residential high-rise building on the east side of the site and the lower one story common and administrative spaces of the property as well as the residential townhomes on western and southern portions of the site.

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

The PRD zone does not have a minimum setback requirement along internal lot lines. Exterior lot lines abide by the underlying zoning setback requirements which in this case is Residential Medium Density (RM). Staff has reviewed the proposed plans and determined that all required setbacks are met. Although there is not a zoning ordinance requirement for a building setback along interior property lines, the Building Official has worked with the architect to determine compliance with fire separation codes along property lines. The City has the flexibility to not require zoning setbacks, but does not have the flexibility to allow exceptions from fire codes. Therefore, the proposal meets zoning standards and

will also be a safely operated building in conformance with fire codes.

**5. *Parking Requirements.***

The proposed modifications and the overall development meet all City of Ames parking requirements due to recent revisions to minimum parking requirements and provisions for remote parking. The new expansion does not require additional parking. Parking for the twin home is provided for on site at the home.

**6. *Open Space Design Requirements.***

The proposal slightly reduces the open space at the southwest corner of the campus with the addition of the twin home, but maintains the trail connectivity in areas around the proposed building expansion and maintains required open space area. The overall 40% open space requirement is maintained with the additions.

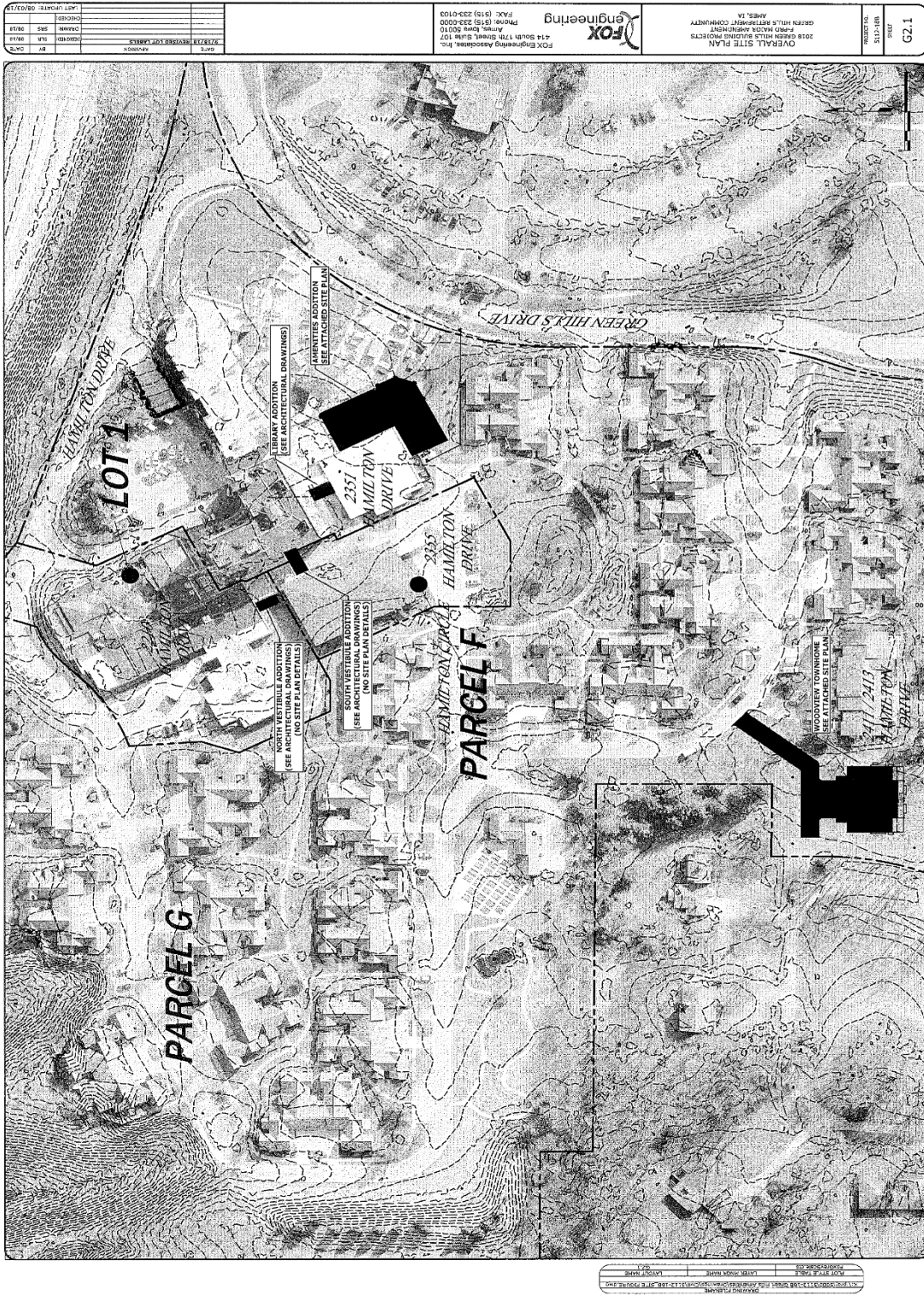
**7. *Maintenance of Open Space and Site Amenities.***

The maintenance of open space and site amenities is owned and operated by Green Hills.

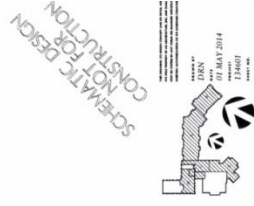
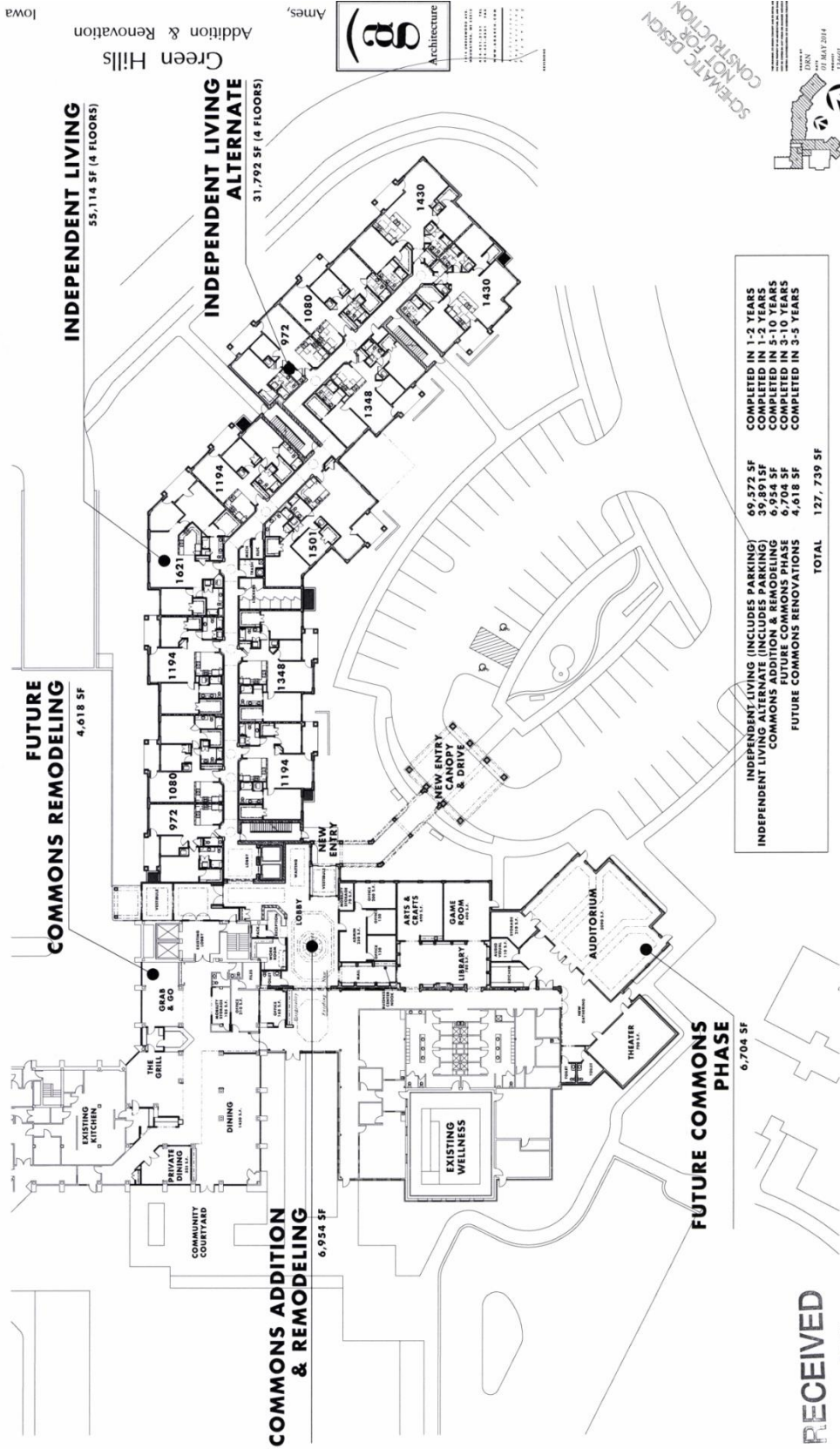


## Attachment C: Overview of Site and Proposed Additions (Additions in Black)

At



# Attachment D-Approved Phasing Plan

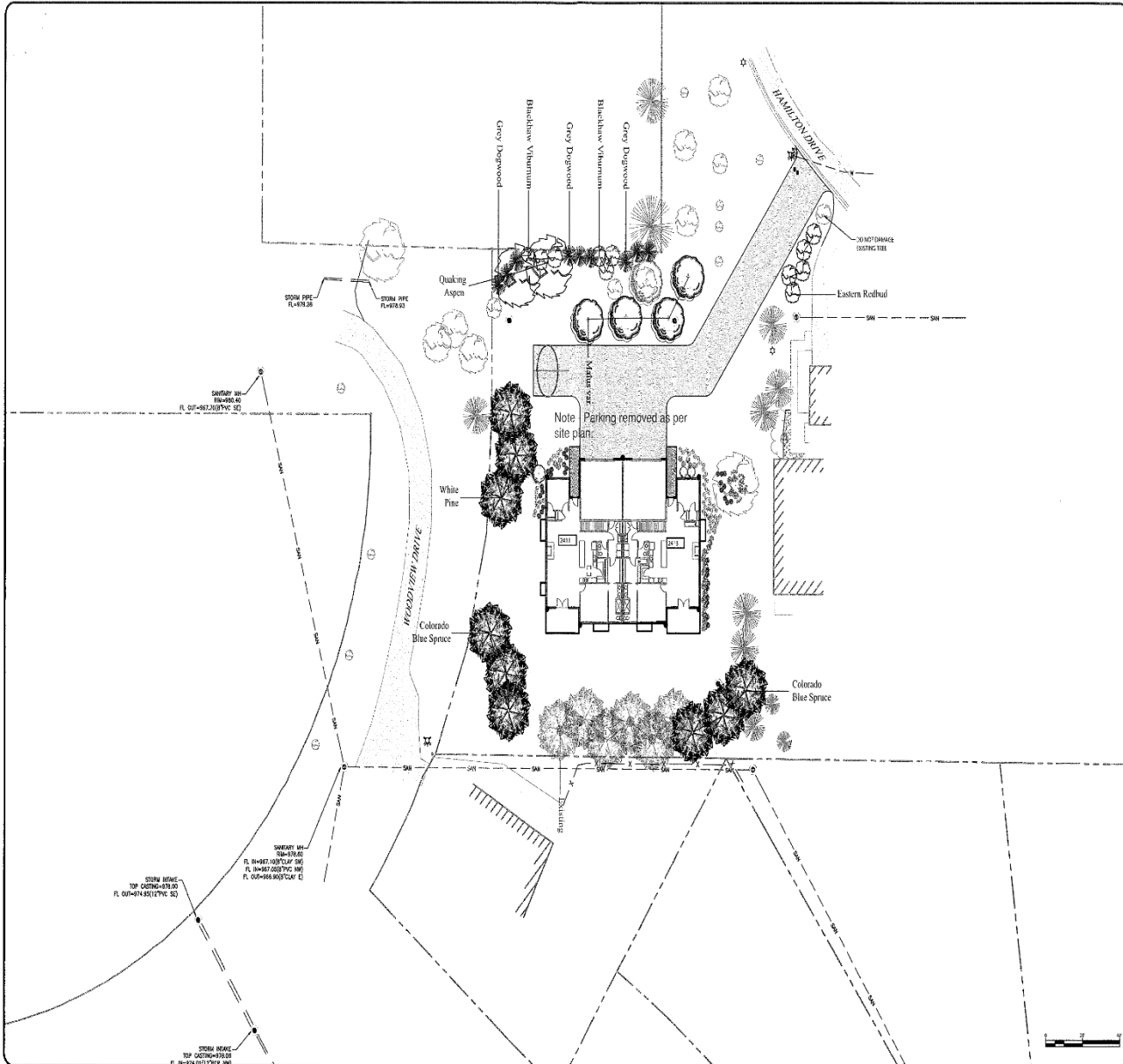


**RECEIVED**  
JUL 23 2014  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

1/16" OVERALL FIRST FLOOR PLAN A201



# Attachment F- Twin Home With Landscaping



NO. 1	DATE	BY	CHKD.
NO. 2	DATE	BY	CHKD.
NO. 3	DATE	BY	CHKD.
NO. 4	DATE	BY	CHKD.
NO. 5	DATE	BY	CHKD.
NO. 6	DATE	BY	CHKD.
NO. 7	DATE	BY	CHKD.
NO. 8	DATE	BY	CHKD.
NO. 9	DATE	BY	CHKD.
NO. 10	DATE	BY	CHKD.
NO. 11	DATE	BY	CHKD.
NO. 12	DATE	BY	CHKD.
NO. 13	DATE	BY	CHKD.
NO. 14	DATE	BY	CHKD.
NO. 15	DATE	BY	CHKD.
NO. 16	DATE	BY	CHKD.
NO. 17	DATE	BY	CHKD.
NO. 18	DATE	BY	CHKD.
NO. 19	DATE	BY	CHKD.
NO. 20	DATE	BY	CHKD.
NO. 21	DATE	BY	CHKD.
NO. 22	DATE	BY	CHKD.
NO. 23	DATE	BY	CHKD.
NO. 24	DATE	BY	CHKD.
NO. 25	DATE	BY	CHKD.
NO. 26	DATE	BY	CHKD.
NO. 27	DATE	BY	CHKD.
NO. 28	DATE	BY	CHKD.
NO. 29	DATE	BY	CHKD.
NO. 30	DATE	BY	CHKD.
NO. 31	DATE	BY	CHKD.
NO. 32	DATE	BY	CHKD.
NO. 33	DATE	BY	CHKD.
NO. 34	DATE	BY	CHKD.
NO. 35	DATE	BY	CHKD.
NO. 36	DATE	BY	CHKD.
NO. 37	DATE	BY	CHKD.
NO. 38	DATE	BY	CHKD.
NO. 39	DATE	BY	CHKD.
NO. 40	DATE	BY	CHKD.
NO. 41	DATE	BY	CHKD.
NO. 42	DATE	BY	CHKD.
NO. 43	DATE	BY	CHKD.
NO. 44	DATE	BY	CHKD.
NO. 45	DATE	BY	CHKD.
NO. 46	DATE	BY	CHKD.
NO. 47	DATE	BY	CHKD.
NO. 48	DATE	BY	CHKD.
NO. 49	DATE	BY	CHKD.
NO. 50	DATE	BY	CHKD.
NO. 51	DATE	BY	CHKD.
NO. 52	DATE	BY	CHKD.
NO. 53	DATE	BY	CHKD.
NO. 54	DATE	BY	CHKD.
NO. 55	DATE	BY	CHKD.
NO. 56	DATE	BY	CHKD.
NO. 57	DATE	BY	CHKD.
NO. 58	DATE	BY	CHKD.
NO. 59	DATE	BY	CHKD.
NO. 60	DATE	BY	CHKD.
NO. 61	DATE	BY	CHKD.
NO. 62	DATE	BY	CHKD.
NO. 63	DATE	BY	CHKD.
NO. 64	DATE	BY	CHKD.
NO. 65	DATE	BY	CHKD.
NO. 66	DATE	BY	CHKD.
NO. 67	DATE	BY	CHKD.
NO. 68	DATE	BY	CHKD.
NO. 69	DATE	BY	CHKD.
NO. 70	DATE	BY	CHKD.
NO. 71	DATE	BY	CHKD.
NO. 72	DATE	BY	CHKD.
NO. 73	DATE	BY	CHKD.
NO. 74	DATE	BY	CHKD.
NO. 75	DATE	BY	CHKD.
NO. 76	DATE	BY	CHKD.
NO. 77	DATE	BY	CHKD.
NO. 78	DATE	BY	CHKD.
NO. 79	DATE	BY	CHKD.
NO. 80	DATE	BY	CHKD.
NO. 81	DATE	BY	CHKD.
NO. 82	DATE	BY	CHKD.
NO. 83	DATE	BY	CHKD.
NO. 84	DATE	BY	CHKD.
NO. 85	DATE	BY	CHKD.
NO. 86	DATE	BY	CHKD.
NO. 87	DATE	BY	CHKD.
NO. 88	DATE	BY	CHKD.
NO. 89	DATE	BY	CHKD.
NO. 90	DATE	BY	CHKD.
NO. 91	DATE	BY	CHKD.
NO. 92	DATE	BY	CHKD.
NO. 93	DATE	BY	CHKD.
NO. 94	DATE	BY	CHKD.
NO. 95	DATE	BY	CHKD.
NO. 96	DATE	BY	CHKD.
NO. 97	DATE	BY	CHKD.
NO. 98	DATE	BY	CHKD.
NO. 99	DATE	BY	CHKD.
NO. 100	DATE	BY	CHKD.

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 3107  
Phoenix, AZ 85003  
Phone: (602) 333-0000  
Fax: (602) 252-9121

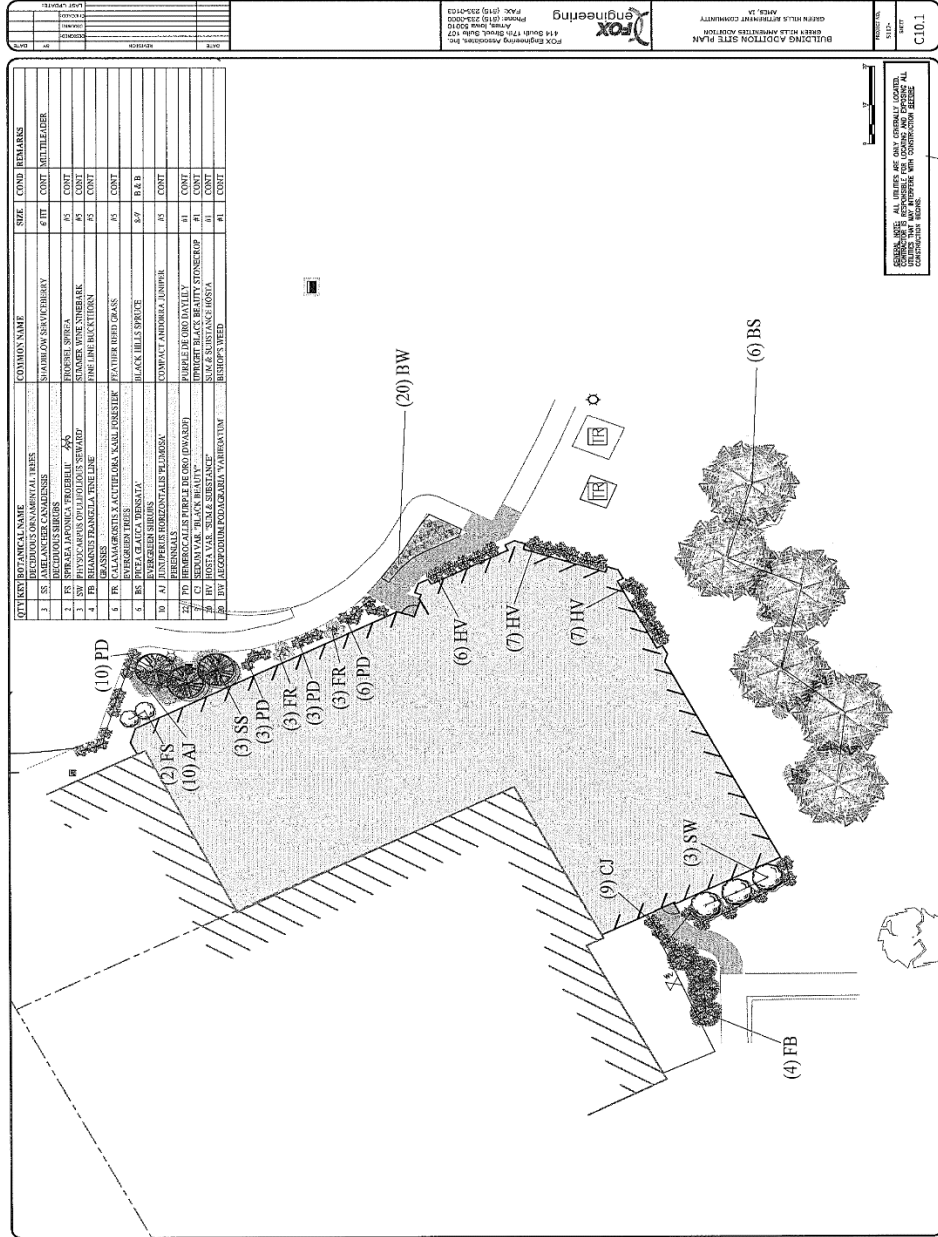
**FOX Engineering**

LANDSCAPE  
ORBIT HILLS COLLEGE  
AVAZA AVENUE

PROJECT NO:  
1112-48A

SHEET  
C5.2

# Attachment G: Amenities Addition With Landscaping



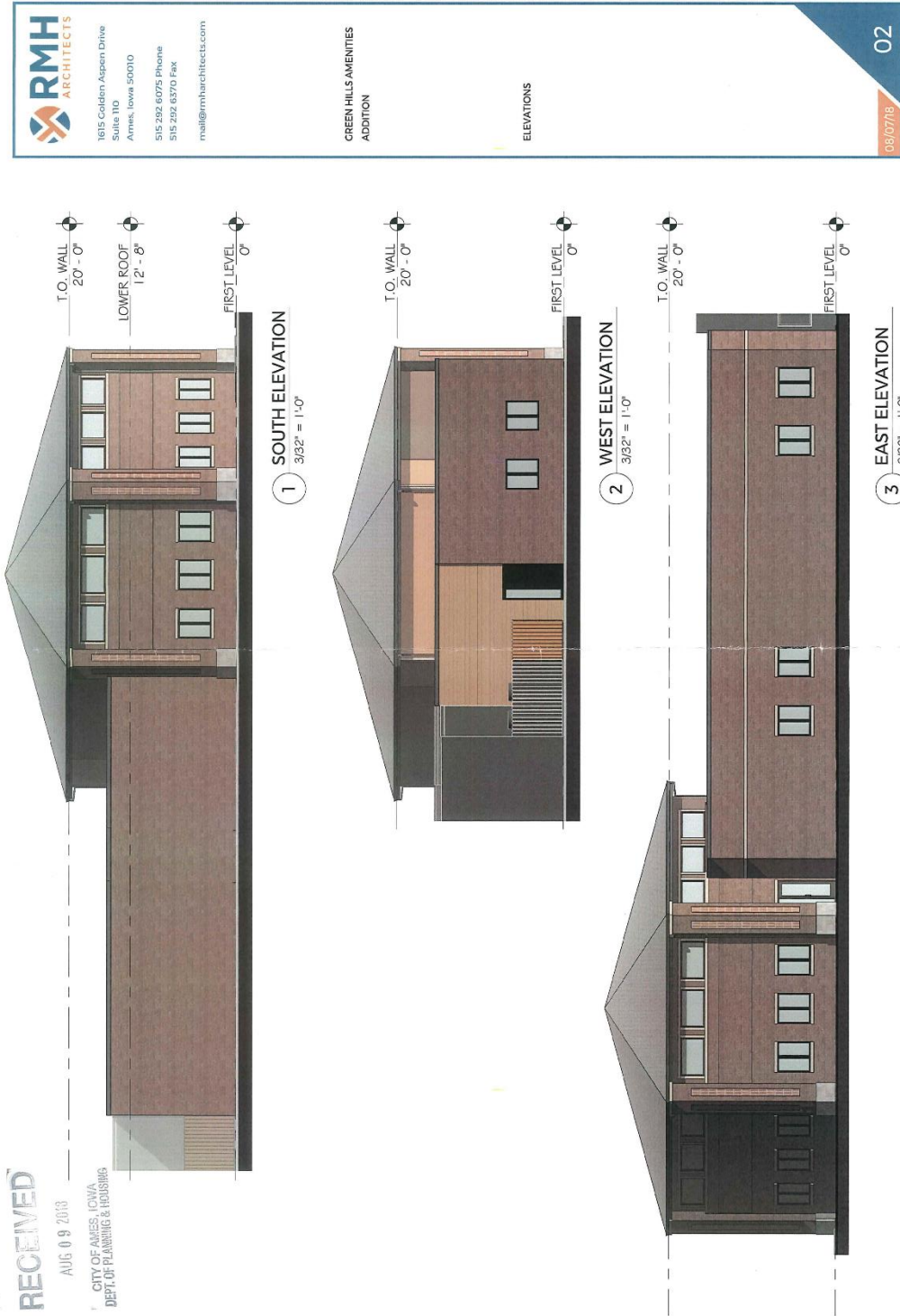
**FOX Engineering**  
 414 South 77th Street, Suite 407  
 Phoenix, AZ 85042  
 Phone: (602) 258-0000  
 Fax: (602) 258-0000

GREEN HILLS APARTMENT COMMUNITY  
 GREEN HILLS APARTMENT  
 AMEN. 10  
 BUILDING ADDITION SITE PLAN  
 C10.1

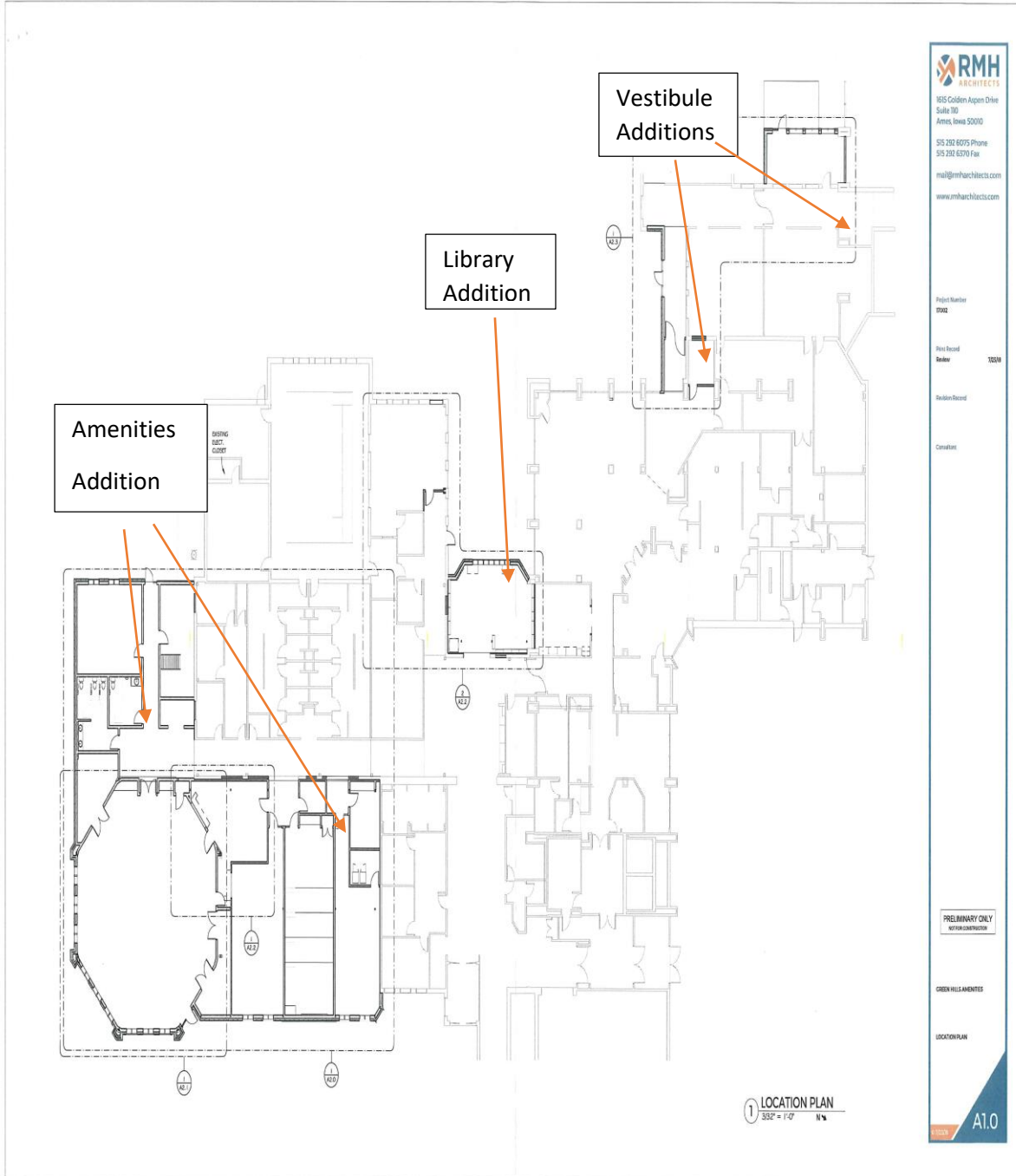
GENERAL NOTE: ALL MATERIALS AND METHODS SHALL BE AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

DATE	DESCRIPTION

# Attachment H- Elevation of Amenity Addition



# Attachment I- Amenity and Vestibule Addition Floor Plan



1615 Golden Aspen Drive  
Suite 100  
Ames, Iowa 50010  
515 292 6075 Phone  
515 292 6370 Fax  
rmh@rmharchitects.com  
www.rmharchitects.com

Project Number  
0962  
Price Based  
Below 10000  
Revision Based  
Creation

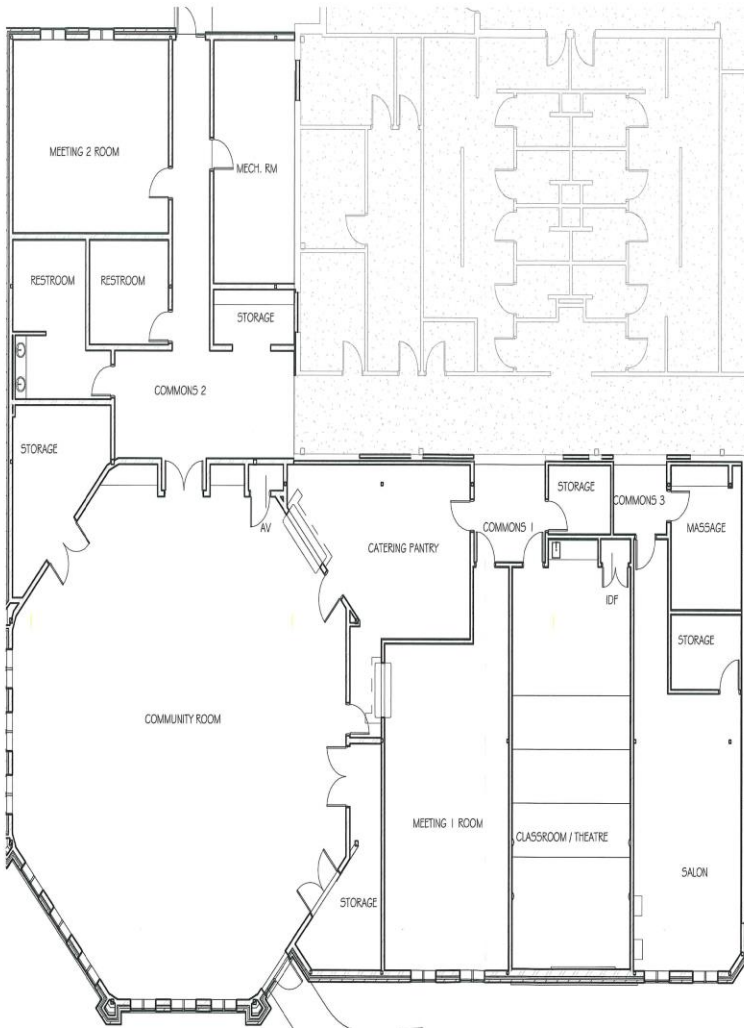
PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

GREEN HILLS ARCHITECTS

LOCATION PLAN

A1.0

## Attachment J- Amenity Areas



1 AMENITIES ADDITION PLAN  
3/32" = 1'-0" N



1615 Golden Aspen Drive  
Suite 110  
Ames, Iowa 50010

515 292 6075 Phone  
515 292 6370 Fax

mail@rmharchitects.com

GREEN HILLS AMENITIES  
ADDITION

FLOOR PLAN

08/07/18

01



# Attachment K- Twin Home Elevations and Floor Layout

## WOODVIEW TWIN HOME GREEN HILLS RETIREMENT COMMUNITY 2200 HAMILTON DRIVE, AMES

**PROJECT ALTERNATES**

1. PROVIDE ALTERNATE WINDOW HARDWARE  
2. PROVIDE ALTERNATE WINDOW HARDWARE  
3. PROVIDE ALTERNATE WINDOW HARDWARE

**DRAWING SYMBOLS**

	DOOR NUMBER
	WINDOW NUMBER
	EXISTING GRADE CONTOUR
	NEW GRADE CONTOUR
	VIEW POINT ELEVATION
	REF. POINT ELEVATION
	SECTION IDEAL OR PLAN REFERENCE
	SECTION NUMBER
	SECTION REFERENCE
	SECTION OF VIEW
	SECTION NUMBER
	SECTION REFERENCE
	SECTION OF VIEW
	SECTION NUMBER
	SECTION REFERENCE

**MATERIAL LEGEND**

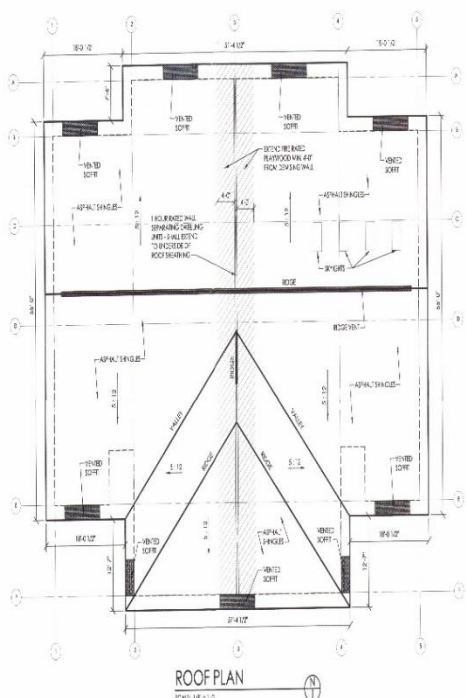
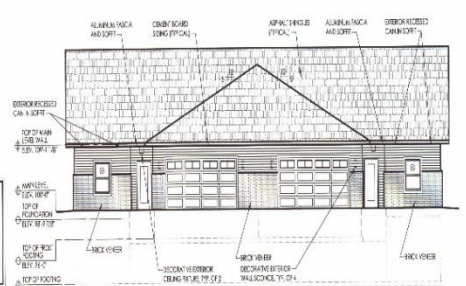
	CONCRETE
	BRICK
	SIDING
	WOOD
	ROOFING
	SHINGLES
	STUCCO
	METAL
	GLASS
	INSULATION
	DRYWALL
	FLOORING
	FOUNDATION
	GRAVEL
	ASPHALT
	ROOFING
	SHINGLES
	STUCCO
	METAL
	GLASS
	INSULATION
	DRYWALL
	FLOORING
	FOUNDATION
	GRAVEL
	ASPHALT



**DRAWING INDEX**

01. SITE PLAN (SCALE 1/8" = 1'-0")  
02. FLOOR PLAN (SCALE 1/8" = 1'-0")  
03. ROOF PLAN (SCALE 1/8" = 1'-0")  
04. EXTERIOR WALL (SCALE 1/8" = 1'-0")  
05. EXTERIOR DOOR (SCALE 1/8" = 1'-0")  
06. EXTERIOR WINDOW (SCALE 1/8" = 1'-0")  
07. EXTERIOR FINISH (SCALE 1/8" = 1'-0")  
08. EXTERIOR LIGHTING (SCALE 1/8" = 1'-0")  
09. EXTERIOR PAINT (SCALE 1/8" = 1'-0")  
10. EXTERIOR LANDSCAPE (SCALE 1/8" = 1'-0")

1. IOWA ONE CALL  
2. IOWA ONE CALL  
3. IOWA ONE CALL  
4. IOWA ONE CALL  
5. IOWA ONE CALL  
6. IOWA ONE CALL  
7. IOWA ONE CALL  
8. IOWA ONE CALL  
9. IOWA ONE CALL  
10. IOWA ONE CALL



**Benjamin Design Collaborative, P.C.**  
401 Clark Avenue, Suite 2000, Ames, IA 50010  
Tel: 515.333.0888 • Fax: 515.333.0888 • www.benjamin-design.com

**PROJECT LOCATION:**  
GREEN HILLS  
WOODVIEW TWIN HOME  
GREEN HILLS RETIREMENT COMMUNITY  
2200 HAMILTON DRIVE  
AMES, IOWA 50014

12/11  
DATE: 04-09-16  
PROJECT: 21806  
PLANS: 5-20-16 PLAN  
DESCRIPTION: TWIN HOME ELEVATIONS, ROOF PLAN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 04-09-16

**NOT FOR CONSTRUCTION**

SH-161  
T1 of 1