

ITEM #: 33b
DATE: 07-23-19

COUNCIL ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR SUNSET RIDGE SUBDIVISION, 9th ADDITION (130 WILDER AVENUE)**

BACKGROUND:

Hunziker Land Development, LLC is requesting approval of a Preliminary Plat for the Sunset Ridge Subdivision, 9th Addition, to plat 15 residential single-family lots. The proposed plat is in conjunction with the Planned Residence District (PRD) Amendment and Major Site Development Plan for this property. Approval of a plat is a recommended condition of approval of the PRD amendment.

The site totals 3.73 acres and is located at 130 Wilder Avenue in Sunset Ridge. (See *Attachment A, Location and Existing Zoning Map*). The site abuts single-family homes to the north, open space to the east, Lincoln Way to the south, and townhomes to the west across Wilder Avenue.

The proposed Preliminary Plat (See *Attachment B*) includes 15 single-family detached homes on individual lots. The building design is with front doors oriented to public space of streets or open space with rear access to 2-car garages. There is a single point of access into the development from Wilder Avenue with a private street (Wilder Lane) to the individual residential lots. The private street is contained in Outlot C. Each lot will have a two stall attached garage as well as parking on the driveways. An emergency access way out to Lincoln Way will enable a fire truck to exit the site, but it is not allowed for regular use by occupants of the site.

The units will have front entries facing Wilder Avenue for the interior row of units and facing the open space areas to the east of the development for the outer rows of units. All garage access will be off of the private streets interior to the development. The proposed grading of the site and design of the utilities generally conforms to the prior Major Site Development plan approval. Storm water is managed within the approved design of the prior approval.

As discussed with the PRD report, the project includes the use of a private street rather than a public street. The private street does not meet city standards for a public street in terms of its width or design. The street is 24 feet wide where as 26 feet is required. The construction of street will be with 7" thick Portland Cement Concrete (PCC). Sidewalk are proposed outside of the private street area to connect around the perimeter of the site.

The private street is approvable within the context of the PRD to allow for unique residential design and with assurance of maintenance by a homeowner's association. **The Planning and Zoning Commission and staff have recommended the private street width be modified to allow for additional guest parking.** This would require

widening the street by two feet to accommodate additional guest parking. With approval of the private street, it will allow for each lot to have frontage along a street to meet the requirements of the Zoning Ordinance. Additionally, the PRD allows for lot sizes to be smaller and customized to the development concept without meeting base zone minimum area standards.

PLANNING AND ZONING COMMISSION RECOMMENDATION: On July 17, 2019 the Planning and Zoning Commission considered the Preliminary Plat for Sunset Ridge Subdivision, 9th Addition. Per the Commission's recommendation for the PRD Amendment, the private street would need to be widened to 26 feet. No one from the public spoke at the hearing. The Commission recommended approval of the Preliminary Plat by a vote of 6 to 0.

ALTERNATIVES:

1. The City Council can approve the preliminary plat for Sunset Ridge Subdivision 9th Addition, subject to conformance to the design requirements of the PRD Amendment Major Site Development Plan, including the widening of the private street to 26 feet.
2. The City Council can deny the preliminary plat for Sunset Ridge Subdivision 9th Addition.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed project has achieved the lot development requirements of the Ames Subdivision and Zoning regulations and conforms to the Planned Residence District (PRD) Amendment and Major Site Development Plan for the proposed development. The unique component of the project per the Subdivision Code is the provision of the private street, which is permissible through the approval of the PRD.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 and approve the preliminary plat for Sunset Ridge Subdivision, 9th Addition.

ADDENDUM

Project Description.

The project site is located at the northeast corner of Lincoln Way and Wilder Avenue. It includes one lot totaling 3.73 acres. One vehicular access (Wilder Lane, proposed as a private street) is provided to the site from Wilder Avenue.

The project includes 15 detached single-family residential units with attached 2-car garages, on individual lots. The units will face out either to Wilder Avenue or to the common open space area on the east side of the development. Each unit is proposed with a foot print of approximately 31' by 59' feet.

Lots are rear-loaded, meaning that the garage is to the rear of the lot and accessed off of a private street. On-street parking is not provided on any of the adjacent streets and is not proposed for the private street. Parking is provided for each unit within a 2-car detached garage with additional area for parking up to four cars on each of the individual lot driveways.

Sidewalks will connect to the sidewalk network already in place and include a 5-foot sidewalk on the east side of Wilder Avenue and a 5-foot sidewalk wrapping around the west side of the common open space and connecting to prior phases of the Sunset Ridge development.

The Preliminary Plat includes 15 lots for development of Single-Family Detached Dwellings. Wilder Lane, proposed as a private street, provides access to the site from Wilder Avenue and aligns with Wilder Place across the street. Wilder Lane is proposed as a 24-foot wide paved private street within a 60' right of way and will include an emergency exit onto Lincoln Way, paved with Geoblock and overseeded with grass. The private street is located within Outlot C.

Outlot D is included on the plat and identified as open space and stormwater management and meets the majority of the minimum 40% open space required for the PRD. (See *Attachment C - Preliminary Plat*).

Density calculations are based on net area consistent with a base zone of medium density, by subtracting out of the gross lot area the total area to be held as outlots for private streets and public open space. With a total net area of 1.4 acres, the net density of 15 proposed single-family detached homes is 10.1 dwelling units per net acre. This meets the net density range of 7.26 to 22.31 dwelling units per net acre of a medium density base zone consistent with the approved PRD and Major Site Development Plan.

Public Improvements. Outlot C, which includes the private street, Wilder Lane, will be maintained by the Sunset Ridge 9th Addition Home Owners Association. The open area within Outlot D will be part of the development retained under the control of the Sunset Ridge Property Owners Association and will not become a City responsibility for maintenance.

Street Trees. A street tree planting plan has been submitted that includes street trees planted along the east side of Wilder Avenue, the north side of Lincoln Way and along the private street, Wilder Lane in accordance with Section 23.402. Trees are spaced at 30-50 on center to allow for the growth of the tree canopy. The plan has been reviewed and approved by the City Forester.

Open Space, Sidewalks, and Pedestrian Connections. The proposed development will be developed according to Medium Density Residential standards for open space in a PRD, which requires a minimum of 40% of the gross area of the site to be devoted to open space.

The proposed development is shown to provide the 41% of the site in open space (1.52 acres). This includes 64,300 SF (1.48 acres) of dedicated open space through the creation of Outlot D and another 2030 SF (.046 acre) of open space provided through an 10' open space easement along Lincoln Way, crossing Lots 7 & 8. The open space easement would preclude any future fencing within this area and will include groupings of shrubbery as illustrated in the Landscape Plan (page C5.0).

The highlight of the open space design is the large common open space adjacent to the Sunset Ridge Subdivision open space on the east side of the project. This creates a large "common green" for the area. Therefore, it is concluded that the minimum open space required for the development has been provided in the plan.

The proposed subdivision includes a 5-foot sidewalk on the east side of Wilder Avenue to connect to the existing sidewalk system. Internal sidewalks are also provided to the front entrance for each of residence, as well as to connect the development to the existing Sunset Ridge neighborhood by two connection points north to Durant Street. There is an existing 8-foot shared use path along Lincoln Way along the frontage of Sunset Ridge.

Infrastructure and Storm Water Management.

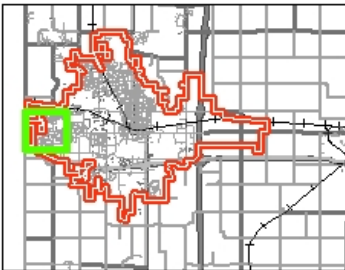
The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing and proposed easements are shown on the Preliminary Plat as required by Public Works. All required easements will be recorded with the Final Plat for the subdivision.

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures.

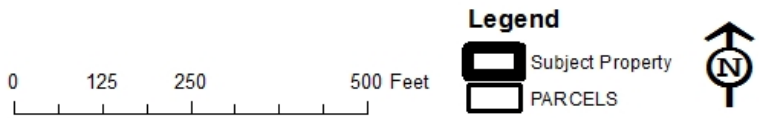
Applicable Law. Laws pertinent to the proposal are described on *Attachment C – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3) and 23.302(4).

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, only inquiries have been received.

Attachment A: Location and Zoning Map

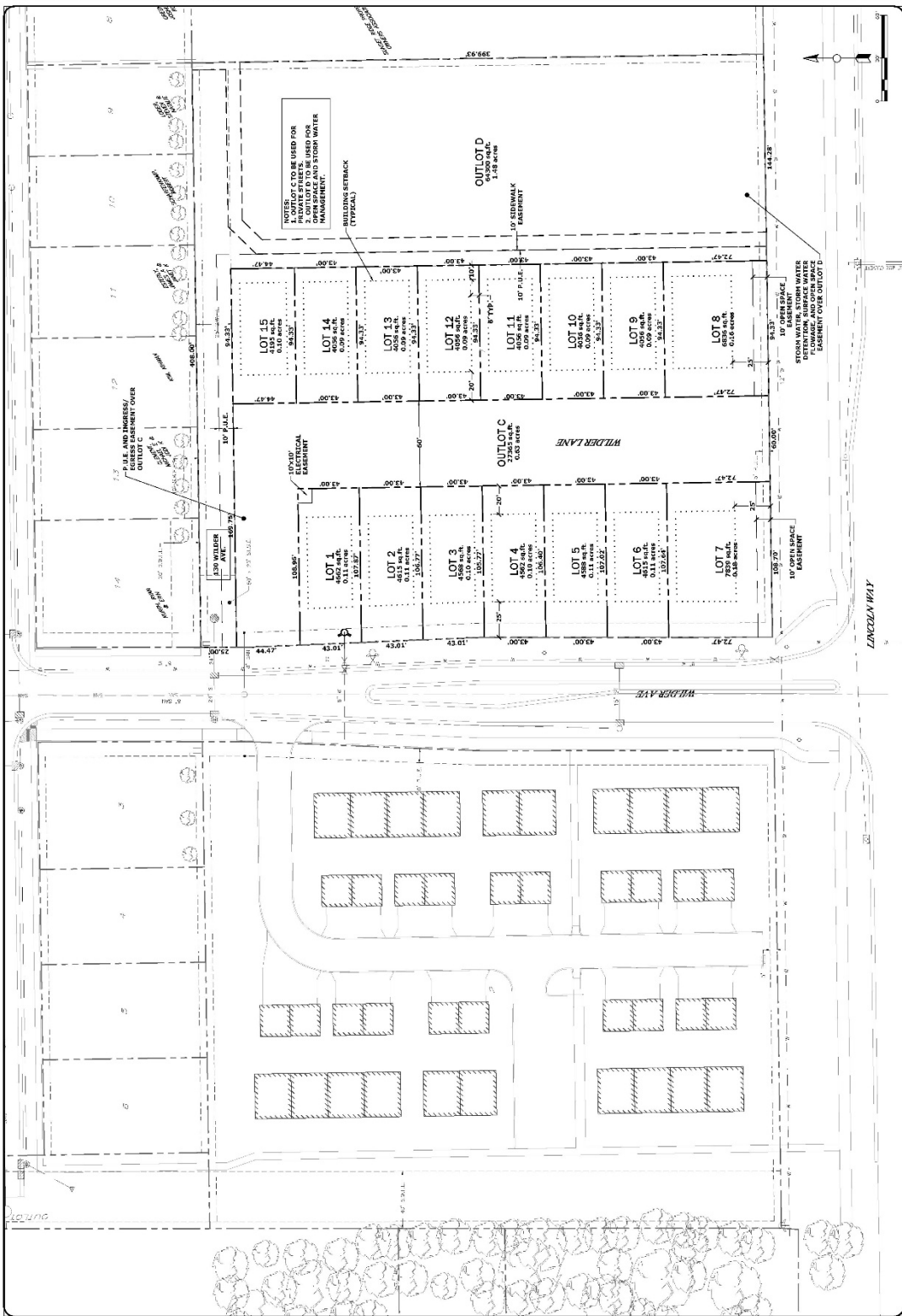


LOCATION & ZONING MAP 130 Wilder Avenue



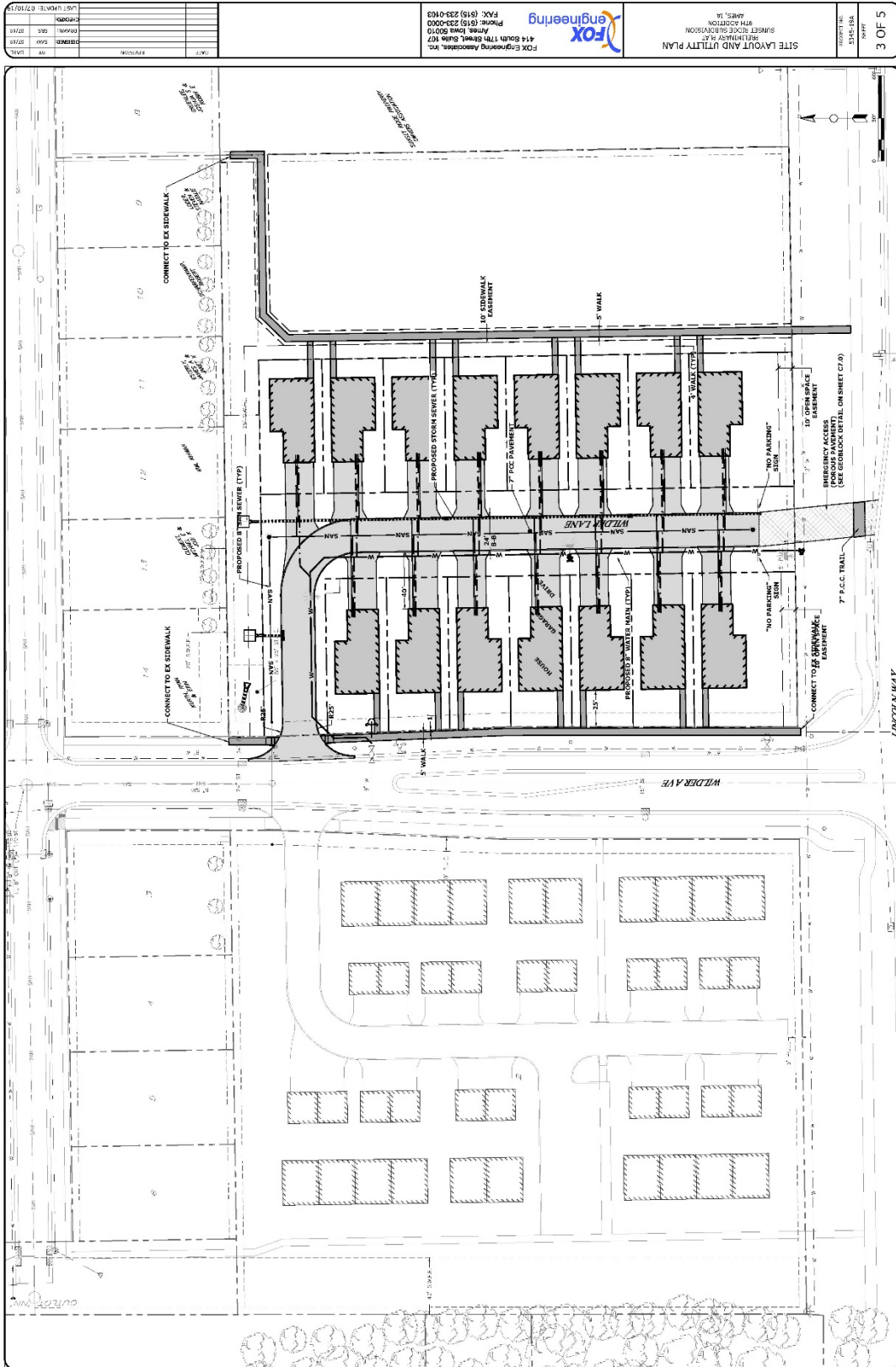
Attachment B, Lot Layout.

PROJECT NO. 2442-20A	SHEET 2 OF 5	PROPOSED LOT LAYOUT	SUNBELT TRUCK SUBSTATION 9TH LOCATION AMES, IA PREPARED BY FOX ENGINEERING	FOX Engineering Associates, Inc. 414 South 77th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103	DATE DRAWN CHECKED EXAMINED DATE	REVISION NO. DATE
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DATE	DRAWN	CHECKED	EXAMINED

Attachment B, Site Layout and Utility



DATE: 07/10/19	PROJECT: 19-001	CLIENT: FOX ENGINEERING ASSOCIATES, INC.	PROJECT NO: 19-001
DESIGNER: KAS	DATE: 07/10/19	PROJECT: 19-001	CLIENT: FOX ENGINEERING ASSOCIATES, INC.
CHECKER: KAS	DATE: 07/10/19	PROJECT: 19-001	CLIENT: FOX ENGINEERING ASSOCIATES, INC.
APPROVER: KAS	DATE: 07/10/19	PROJECT: 19-001	CLIENT: FOX ENGINEERING ASSOCIATES, INC.

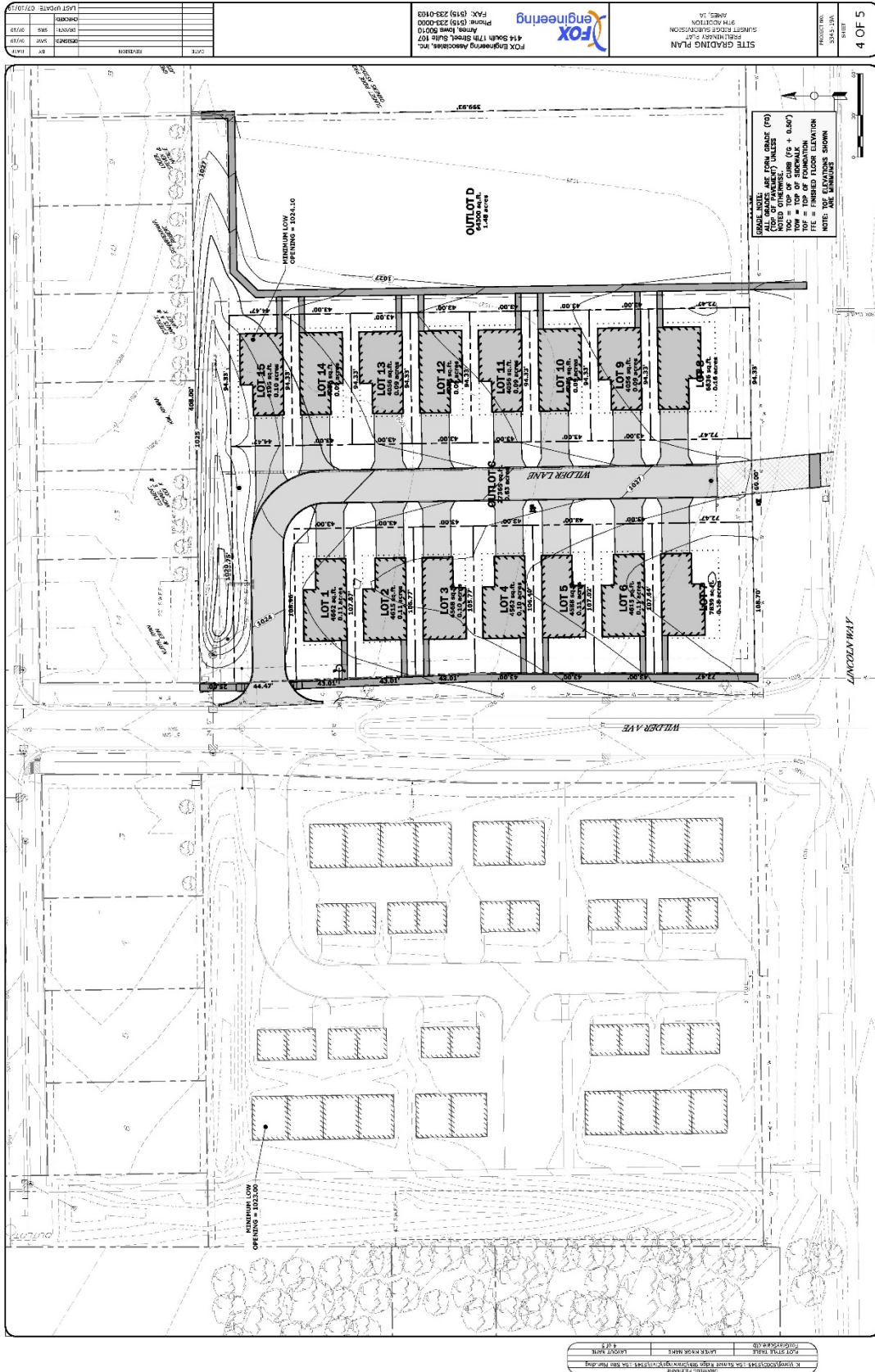
FOX Engineering
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 234-0000
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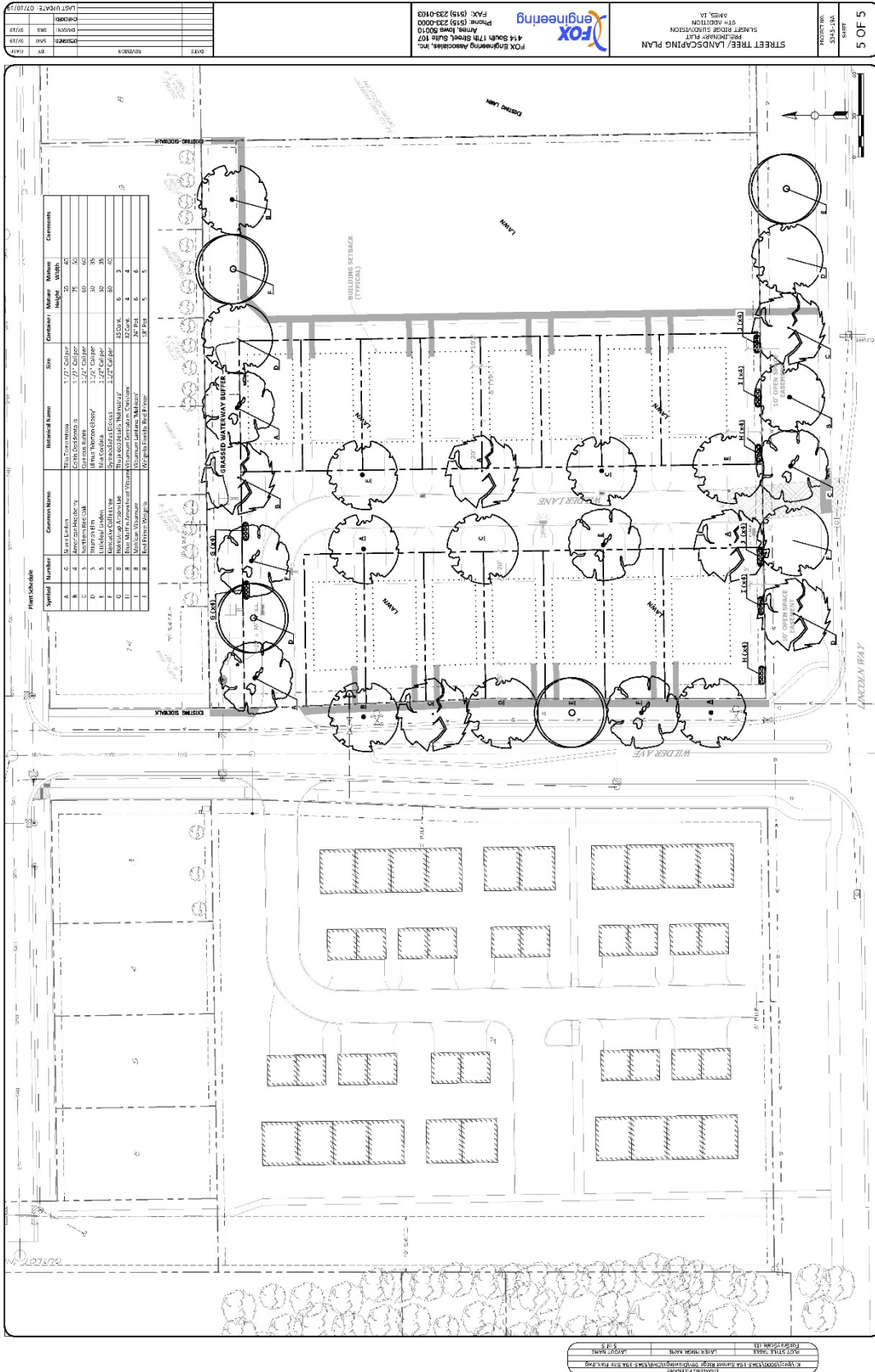
SHEET NO. 19-001-001
 SHEET TITLE: SITE LAYOUT AND UTILITY PLAN
 DATE: 07/10/19

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Attachment B, Grading Plan



Attachment B, Street Tree / Landscaping Plan



Attachment C: 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(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (6) *City Council Action on Preliminary Plat:*
 - a. *Based upon such examination, the City Council shall determine 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
 - b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards.