

COUNCIL ACTION FORM

REQUEST: INTEGRATED SITE PLAN SUBDIVISION FOR 3619 STANGE ROAD, INCLUDING THE NINETEENTH ADDITION TO NORTHRIDGE HEIGHTS SUBDIVISION PRELIMINARY PLAT AND MAJOR SITE DEVELOPMENT PLAN.

BACKGROUND:

Burgie's Coffee & Tea Co. and Fareway Grocery request approval of an Integrated Site Plan, which includes concurrent preliminary plat and Major Site Development Plan approval. The request is for a proposed development at 3619 Stange Road that will add a new building with a drive through to house a Burgie's Coffee & Tea Co. in front of the existing Fareway Grocery (Attachment A – Location Map). The proposed development includes constructing a new building for the coffee shop in a space that is currently grassy lawn on the east side of the Fareway lot. No changes are proposed to the Fareway. The subject site totals 4.06 gross acres. The proposed subdivision includes two lots. The combined site will maintain the existing access from Stange Road; there will continue to be no access from Bloomington Road.

The concurrent review of a Major Site Development Plan and Preliminary Plat is required as part of the Integrated Site Plan approval process. **An Integrated Site Plan allows for the subdivision of a site into individual lots with consideration of the site in its entirety for evaluating access, circulation, maintenance, and compliance with certain zoning development standards (setbacks, landscaping, parking, etc.) that would otherwise apply to individual lots.** Approval of an Integrated Site Plan allows for more flexible application of most development standards through the approval of the Major Site Development Plan, although the overall site must meet all minimum standards.

The site was originally platted in June of 2008 as Lot 2 of the Northridge Heights Subdivision Twelfth Addition. The original preliminary plat for Northridge Heights was approved in January of 2001 and subsequently amended. The land that abuts the site to the north and east is commercially developed and zoned Convenience General Service, CGS. The land to the west, containing the Grayhawk apartments, is zoned FS-RM, Floating Zone Suburban Residential Medium Density. The land to the south across Bloomington Road, containing Heartland Baptist Church, is zoned RS-RL, Floating Zone Suburban Residential Low Density. (See Attachment B for full Zoning Map.)

The preliminary plat (Attachment C) subdivides the existing Fareway Grocery property into two developable lots. The smaller lot primarily encompasses the grassy area adjacent to Stange Road, which is located east of the current store. The integrated site plan enables the two new lots to share the existing parking, the maximum building coverage requirement (45%), and the minimum landscaped area requirement (25%). The total building coverage proposed is 20.19%; the total landscaped area proposed is 25.18%. The proposed lots both have frontage on a public street. The proposed plat meets

minimum lot area and dimension requirements. No additional right-of-way dedication is proposed with the subdivision. A note on the plat indicates the entire site will have shared access and parking for both lots.

The proposed Major Site Development Plan (Attachment D) accounts for all building configurations, uses, and features of the site layout. The new building will have 1,703 square feet; the current Fareway is 34,000 square feet. An existing Well Fargo drive-up ATM is to be removed. Two United States Postal Services mailboxes are to be moved north by approximately 50 feet along the planned drive-through lane.

When the Fareway was approved in August of 2008, the minimum parking requirement for a grocery store was one space per 150 square feet. The parking requirement for Retail Sales and Services-General is now one space per 300 square feet. As a result of this citywide change, the current calculation for a grocery stores use requires 113 parking spaces. There are 184 parking spaces provided. The new development will reconfigure 14 spaces leaving a total of 172 parking spaces. This leaves 59 parking spaces available for Burgie's Coffee. Fast Food Restaurants are required to have 12 spaces per 1,000 square feet in the dining or waiting area. The new Burgie's Coffee will have 780 square feet in the waiting and dining area, requiring nine spaces. Both areas of the plat will have shared access and parking, though the spaces nearest the proposed Burgie's Coffee will be used for the new building. On-site bicycle parking is to be provided at the southeast corner of the new building.

The new Burgie's will have a drive-through window on the west side of the building with enough stacking space, as measured from the menu board to the north driveway entrance, for four cars. Three cars can fit between the menu board and the drive-up window (including the space at the drive-up window). Sec. 29.1303(2) of the Zoning Code requires that stacking lanes "must be designed to provide adequate on-site maneuvering, queueing and circulation area, so that stacking vehicles will neither impede traffic on abutting streets nor interfere with vehicle circulation." The drive-through configuration is the most significant issue for this site plan. Staff has required five stacking spaces, as measured from the menu board, for similar coffee shop drive-throughs for recent projects. To address this concern, the north entrance is being restriped to create a left turn-lane coming off Stange Road that will provide two additional stacking spaces before turning into the drive-through lane.

The CGS Zoning (Convenience General Store) in Sec. 29.810(4) has specific architectural standards. Building elevations are included (Attachment E). The building will be clad in light-colored brick on all sides. The Architectural Standards for CGS require that each façade facing a street, walkway or parking lot "shall be subdivided and proportioned by openings, such as windows, or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade." The east wall, which faces Stange Road, and the south wall, which faces the parking lot and Bloomington Road, comply with this standard. The west wall, which faces the parking lot, did not comply at the time of the Planning and Zoning Commission review but has since been revised and the design approved by staff. The Planning and Zoning Commission recommendation thus contains a condition that has now been met.

The site requires front yard landscaping along Stange Road (location of the street frontage for development of the new Lot 2), including overstory trees, shrubs, and grasses. The proposed plan complies with the non-residential, front yard requirements of Sec. 29.403(1)(A)(i)(d).

Additional analysis of the development with the Major Site Development Plan criteria is included in the addendum.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on July 29th and voted 6-0-0 to recommend that the City Council approve the Integrated Site Plan for 3619 Stange Road. This action included a recommendation for the Major Site Development Plan with the following conditions:

- i. Prior to approval of the MSDP, modify the west façade to bring it into compliance with the architectural standards in Sec. 29.810(4)(d)(ii). *(Applicant has updated the plans to satisfy this condition)*
- ii. Show the location of the proposed electric meter on the outside of the building with corresponding adjustments to the nearby landscaping.
- iii. Compliance with the City's Outdoor Lighting Code.

The action also included recommendation of approval for the Preliminary Plat for Northridge Heights Subdivision, Nineteenth Addition.

ALTERNATIVES:

1. Approve the follow requests:
 - A. The Major Site Development Plan, subject to the following conditions:
 - i. Show the location of the proposed electric meter on the outside of the building with corresponding adjustments to the nearby landscaping, subject to staff approval.
 - ii. Compliance with the City's Outdoor Lighting Code subject to staff approval.
 - B. The Preliminary Plat for the Northridge Heights Subdivision, Nineteenth Addition, noting that prior to final plat all requirements of the integrated subdivision for agreements and easements are to be reviewed and approved by the City.
2. Approve the request for an Integrated Site Plan, which includes concurrent preliminary plat and Major Site Development Plan approval, for the properties at 3619 Stange Road, with modified conditions.
3. Deny the request for an Integrated Site Plan, which includes a concurrent Preliminary Plat and Major Site Development Plan, for the properties at 3619 Stange Road if the Council finds that the City's regulations and policies are not met.
4. Defer action on this request and refer it back to City staff and/or the applicant for

additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed Integrated Site Plan is a partial redevelopment of an existing site. The developer seeks to add a commercial use via gentle infill. The purpose of the Integrated Site Plan review is to determine the overall layout, function, and building design meet City standards as a collective site and not as individual lots. Key considerations for the proposal are the design and location of buildings along street frontages, appropriate landscaping and screening, drive-through capacity, access and circulation, and overall parking supply.

The proposed new use, a coffee shop, complements the existing grocery store and that of the nearby commercial and residential areas. Staff could not identify another coffee shop within a half-mile of the subject site. The site location will likely capture morning commuters traveling to Iowa State University, downtown, and most other parts of the city. With the conditions of approval, staff finds that the project meets the design principles of an Integrated Site Plan, subdivision standards, and the standards of the Major Site Development Plan.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request for an Integrated Site Plan, which includes concurrent Preliminary Plat and Major Site Development Plan, for the properties at 3619 Stange Road with the noted conditions.

ADDENDUM

PROJECT DESCRIPTION:

The project site is a parcel of land totaling 4.06 acres fronting on Bloomington and Stange Roads. Vehicle access is only from Stange Road. The proposed development will divide the existing lot into two lot: the larger lot containing the existing Fareway will be 3.66 acres; the smaller lot to contain Burgie's Coffee is 0.4 acres.

Parking. The parking for the development will all be on Lot 1 (Fareway). Shared access and parking agreements are required. A note has been added to the preliminary plat, as required, that states all parking areas, drives, sidewalks, fire lanes, etc. are for the common use of all lots within the subdivision. Adequate parking, as required by the Zoning Code, is provided.

Lot #	Building/ Suites	Proposed Use	Size of Use	Parking Ratio Requirement	Parking Spaces Required	Parking Spaces Provided
1	Fareway Grocery	Grocery Store	34,000 Sq. Ft.	1/300 Sq. Ft.	113	172
2	Burgie's Coffee & Tea Co.	Coffee Shop	1,703 Sq. Ft. (780 Sq. Ft. of dining & waiting area)	12/1,000 Sq. Ft. in dining or waiting area	9	

Landscaping. Convenience General Service zoned properties are required to adhere to the landscaping requirements in Sec. 29.403 and to provide a minimum of 25% open space. The benefit of the Integrated Site Plan is that this 25% can be applied across the entire development rather than on a per lot basis. The amount of open space provided meets the 25% requirement. This open space area is made of green space principally along the perimeter of the site.

Landscaping is required for Lot 2 and the adjacent parking on Lot 1. The landscaping for Fareway was compliant at the time of development and no alterations to that approved plan are required. The required number of trees is provided on Lot 2 along Stange Road. Existing trees are within the right-of-way for Stange Road. The required planting depth is shown. The landscaping calculations for shrubs and grasses match the amount as calculated by Staff. The new landscaping will have five overstory trees, 48 shrubs, and 72 grasses.

Overstory trees are required for new development. Existing trees in the parking lot median between the proposed building and Fareway are ornamental. The applicant has agreed to replace all four ornamental trees with four overstory trees in the same locations.

All sidewalks along public streets exists and will remain. Private sidewalks will be provided along buildings and connection will be provided to public walks.

Building Elevations. Building elevations are included in this report. (Attachment E – Building Elevations). The CGS zoning mandates architectural standards, including architectural theme, height, materials, façade treatment, roof design, and pedestrian

entrances.

The building is similar in scale (one story) and in material (brick) to other nearby buildings. The brick will be light color, with two complementary shades.

The new structure will have a drive-through on the west side. Vehicles will enter the queue for the window to the north.

The west façade facing the parking lot did not comply with the requirements in Sec. 29.810(4)(d)(ii) at the time of the Planning and Zoning Commission review. This regulation requires that the façade be “subdivided and proportioned by openings, such as windows or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade.” The applicant has added an architectural element that staff has accepted.

The building elevations do indicate lighting will be located on the buildings. Fixture information was not provided. It should be noted that all lighting on buildings and in parking areas will need to comply with the City’s Outdoor Lighting Code.

Infrastructure. The site is fully served by City infrastructure. Electric Services will be supplied by the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site.

Storm Water Treatment. The site is subject to conformance with Municipal Code Chapter 5a and 5b requirements for storm water control and treatment. The Public Works Department has reviewed the submitted plans and has concluded that existing stormwater facilities can handle the increased runoff from the construction of the building.

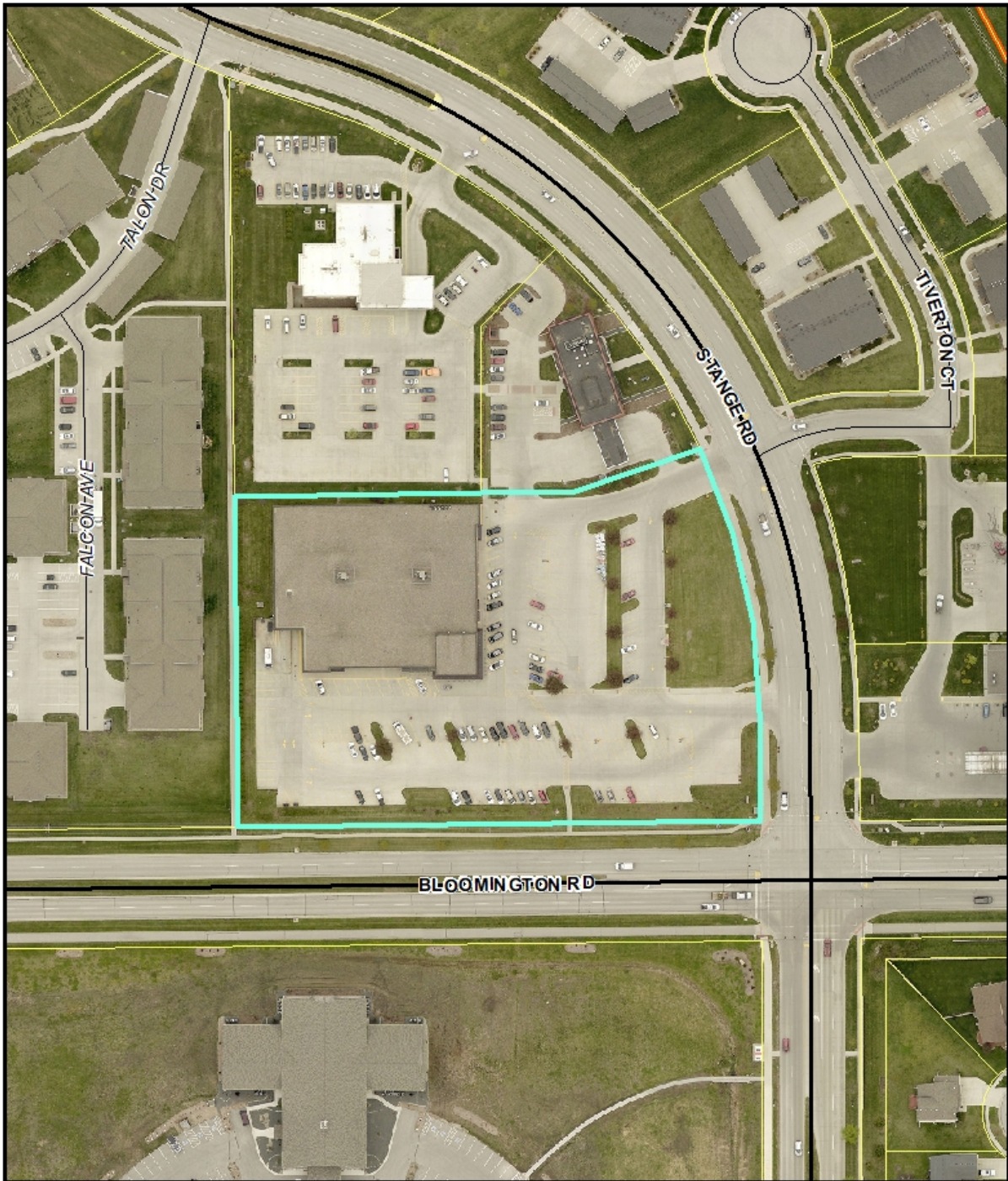
Access/Traffic. Vehicular access is currently provided to the site from Stange Road. The existing vehicular access points will remain in the same location and configuration. The northern entrance will be restriped to provide a left-turn lane for the parking and drive-through for Burgie’s. An existing ingress / egress easement, providing access to a Banker’s Trust branch, at the north entrance will remain.

Major Site Development Plan Criteria.

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 F for a full review of the individual Development criteria for the Major Site Development Plan.*

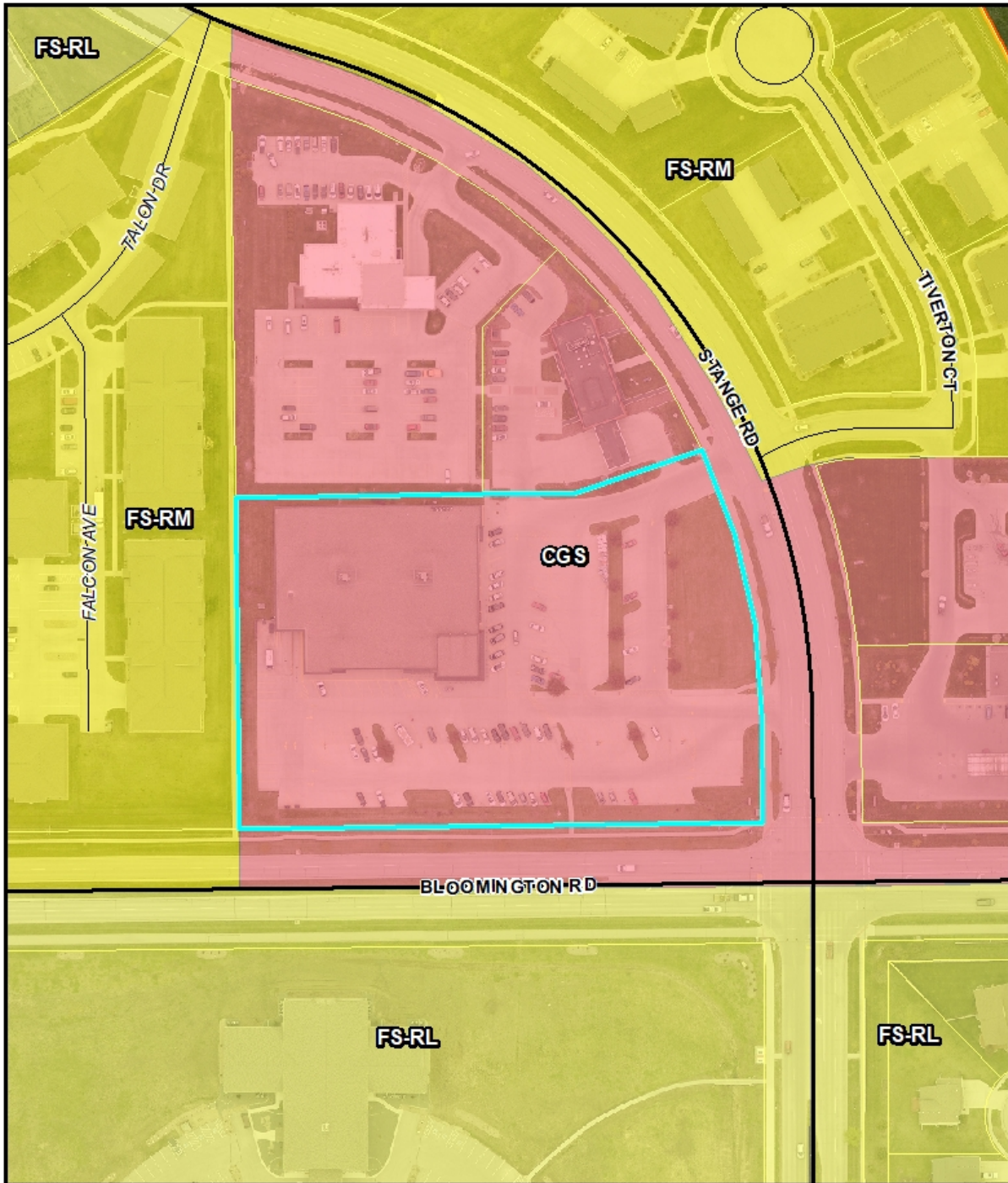
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A
Location Map



**Integrated Site Plan
(Preliminary Plat & Major Site Development Plan)
3619 Stange Road**

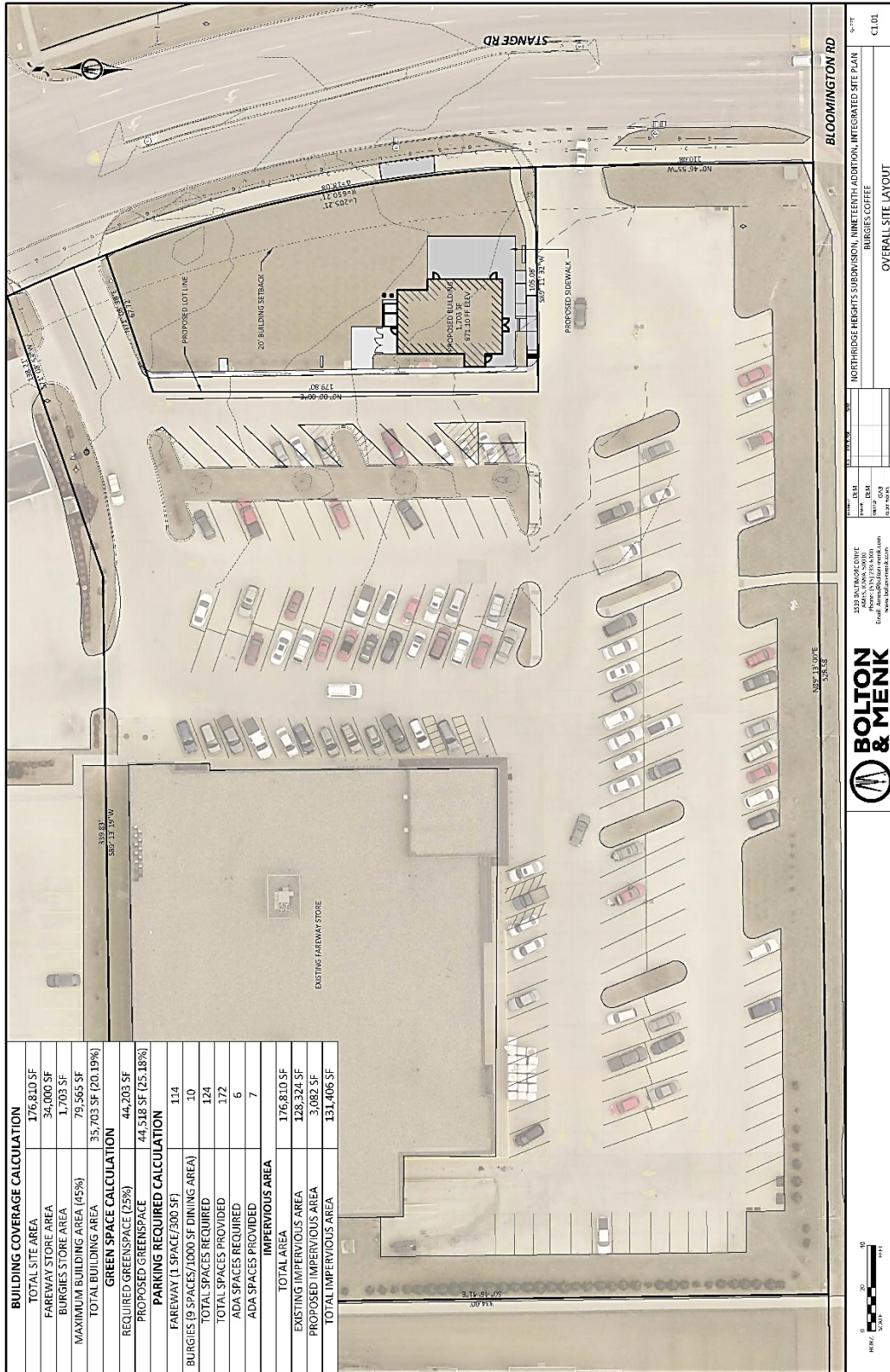
Attachment B
Zoning Map



Integrated Site Plan
(Preliminary Plat & Major Site Development Plan)
3619 Stange Road

Attachment D

Major Site Plan



BUILDING COVERAGE CALCULATION	
TOTAL SITE AREA	176,810 SF
FAREWAY STORE AREA	34,000 SF
BURGERS STORE AREA	1,703 SF
MAXIMUM BUILDING AREA (45%)	79,565 SF
TOTAL BUILDING AREA	35,703 SF (20.19%)
GREEN SPACE CALCULATION	
REQUIRED GREENSPACE (25%)	44,203 SF
PROPOSED GREENSPACE	44,518 SF (25.18%)
PARKING REQUIRED CALCULATION	
FAREWAY (1 SPACE/300 SF)	114
BURGERS (9 SPACES/1000 SF DINING AREA)	124
TOTAL SPACES REQUIRED	172
TOTAL SPACES PROVIDED	6
ADA SPACES REQUIRED	6
ADA SPACES PROVIDED	7
IMPERVIOUS AREA	
TOTAL AREA	176,810 SF
EXISTING IMPERVIOUS AREA	128,324 SF
PROPOSED IMPERVIOUS AREA	3,062 SF
TOTAL IMPERVIOUS AREA	131,406 SF

BOLTON & MENK

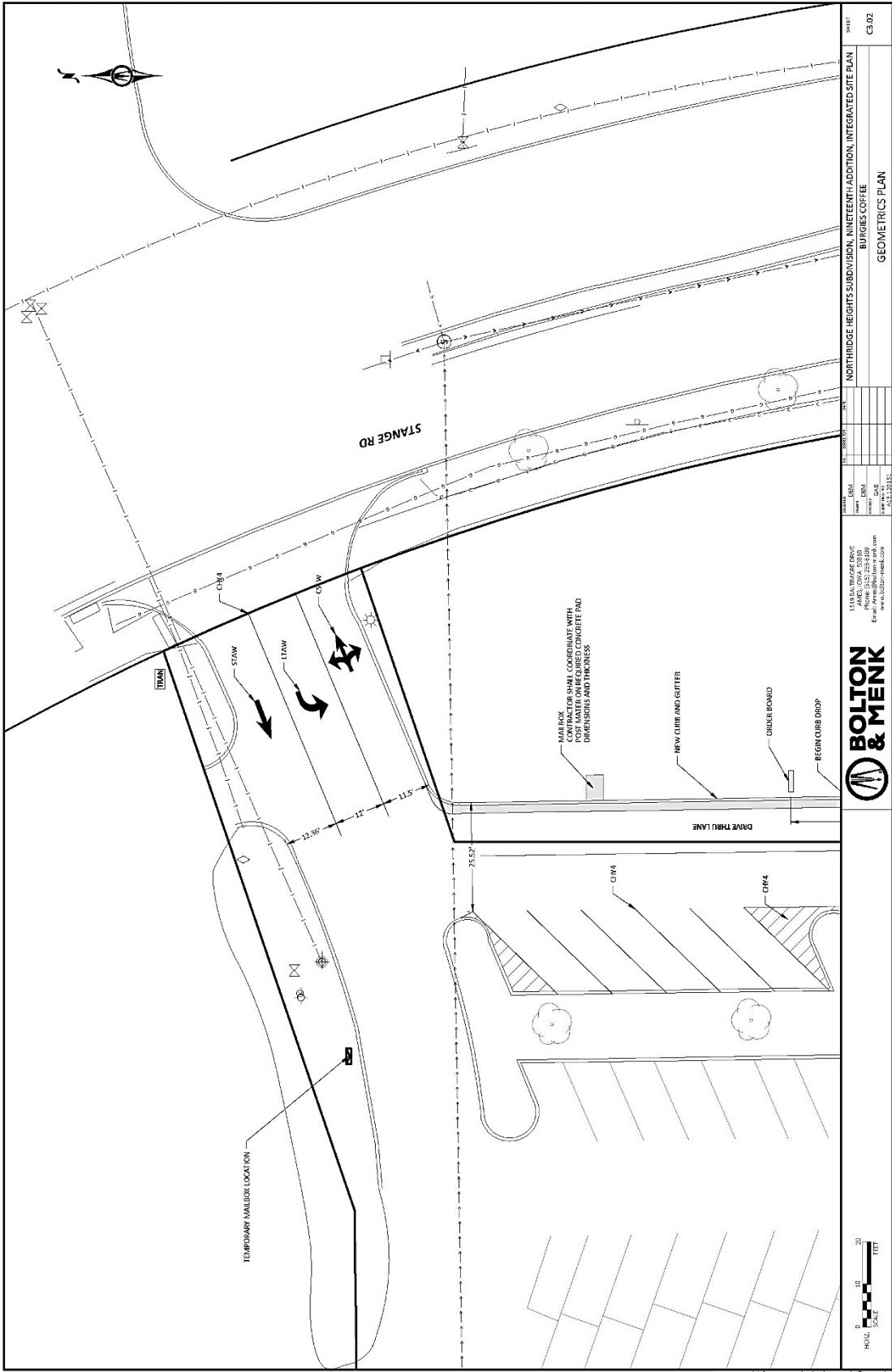
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NORTHEDGE HEIGHTS SUBDIVISION, NINETEENTH ADDITION, INTEGRATED SITE PLAN

BURGERS COFFEE

OVERALL SITE LAYOUT

C1.01



SHEET NO. 1
 NORTH RIDGE HEIGHTS SUBDIVISION, NINETEENTH ADDITION, INTEGRATED SITE PLAN
 BURGIES COFFEE
 GEOMETRICS PLAN

DATE: 08/20/2018
 TIME: 10:00 AM
 PROJECT: BURGIES COFFEE
 CLIENT: BURGIES COFFEE
 DRAWN BY: J. M. MCKEE
 CHECKED BY: J. M. MCKEE
 PROJECT NO.: 18-0333-11

1815 N. STATE ST. #100
 ANNE ARBOR, MI 48106
 Phone: 734.769.8300
 Fax: 734.769.8301
 www.bolton-menk.com



MAIL BOX
 CONTRACTOR SHALL COORDINATE WITH
 THE UTILITY COMPANY FOR CONCRETE PAD
 DIMENSIONS AND THICKNESS

NEW CURB AND GUTTER
 ORDER BOARD
 BEGIN CURB DROP

DRIVE THRU LANE

CH#4
 CH#4

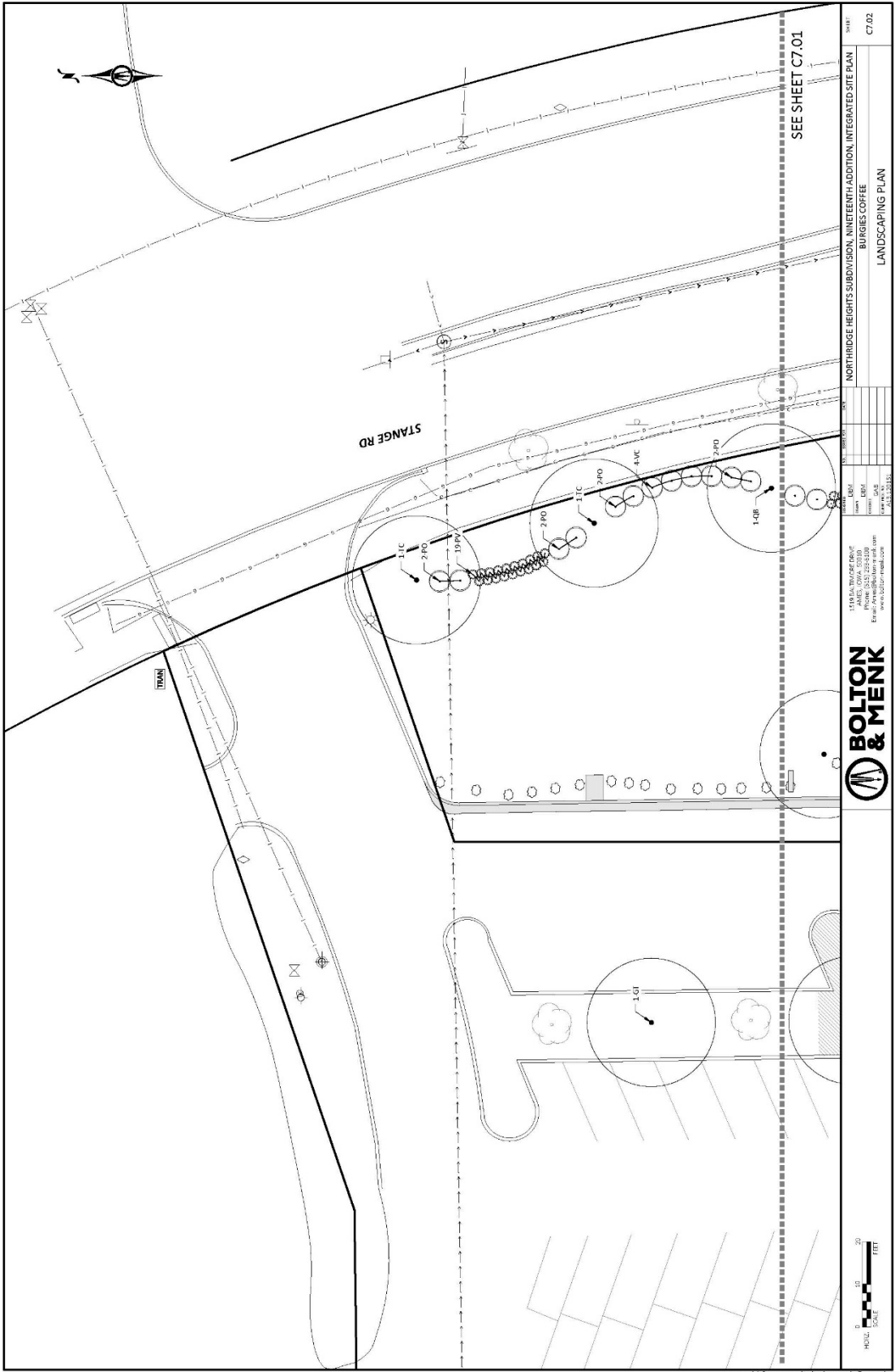
CHW
 STAW
 LTAW

12.56'
 11.5'
 25.52'

TEMPORARY MAILBOX LOCATION

STANGE RD

0 10 20
 FEET



SHEET: C7.02
 PROJECT: NORTH RIDGE HEIGHTS SUBDIVISION, NINETEENTH ADDITION, INTEGRATED SITE PLAN
 CLIENT: BURGIES COFFEE
 DRAWING: LANDSCAPING PLAN

DATE: 08/14/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO: [Number]
 DRAWING NO: [Number]



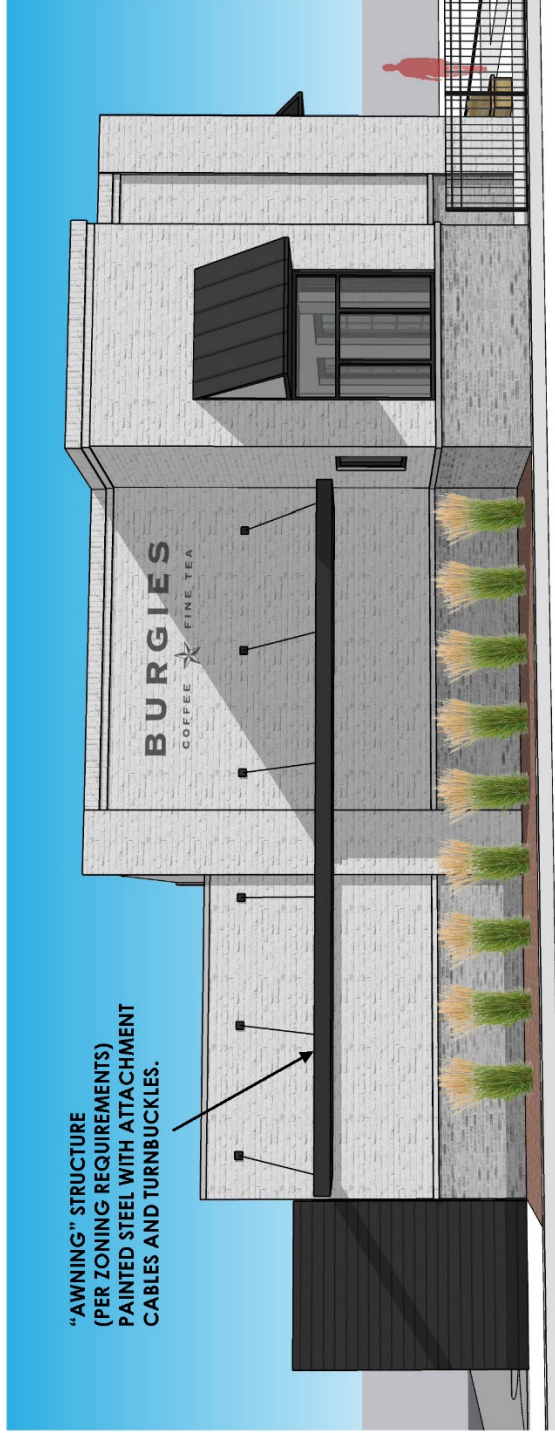
1415 N. SHAWNEE BLVD.
 ANNE ARBOR, MI 48106
 PHONE: 734.769.3300
 EMAIL: info@bolton-menk.com
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VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST



WEST FAÇADE (FACING FAREWAY)

Attachment F

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 has reviewed the proposed development and is satisfied that the regional detention will be able to handle the increase in impervious coverage created by the new building and its accompanying patio.

- 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. There are no offsite upgrades needed to serve the site for any utility.

- 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 for access and circulation. The main access to the site is from Stange Road, a public street. The site also fronts on Bloomington Road.

- 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 flatness of the parcel, and the distance from a floodplain.

- 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, which is generally flat. The disturbed areas of the site, the new Lot 2, are required to come into compliance with current landscape requirements.

- 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 continue to take access from Stange Road using the existing vehicular entrances. North-bound automobiles will continue to turn left onto the property from the northern curb cut; south-bound automobiles will continue to turn right at either of the two entrances. The northern entrance will be restriped to create one outbound lane and two inbound lanes: one to go straight towards Fareway and the other to turn left towards Burgie's.

Angled parking is oriented so that vehicles entering from the northern entrance can turn left and go south into the parking spaces or the drive-through. All interior private sidewalks will continue to connect with the public sidewalk system that is already in place.

The Ames Traffic Division reviewed the project and the vehicle access and is satisfied with the configuration and the changes to the interior of the site. Of concern was the truck delivery to the Fareway Grocery, which accesses the property from the northern entrance. Trucks wend their way through the parking to the loading dock on the southwest side of the existing building. The applicant has addressed this concern by proposing to restripe the northern entrance with an incoming lane for heading west towards Fareway, an incoming lane for heading south towards Burgie's Coffee, and an outgoing lane for turning in either direction onto Stange Road.

- 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 existing site parking areas will be retained. The new Burgie's Coffee building and its landscaping will provide significant greater screening of the parking lot than currently exists. A new ADA compliant parking space will be provided near the Burgie's entrance.

A new dumpster enclosure is on the north side of Burgie's.

The applicant is proposing 9 new trees, 48 new shrubs, and 72 new grasses for the landscaping.

- 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.***

All existing access into the development will remain at their existing locations. No new driveway entrances will be created.

- 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.***

All lighting will be required to comply with the City's Outdoor Lighting code, Section 29.411. Building lighting must also meet downlighting requirements.

- 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 development 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 proposed development complies with the site coverage requirements, which in CGS requires a minimum of 25% landscaped area. The site proposes 25.18% landscaped area.

The proposed layout of the development is consistent with surrounding commercial development. The surrounding commercial structures are all single-story. The maximum allowable building height is 30 feet; the proposed structure is 19 feet, 4 inches to the top of the parapet wall.

The development complies with all minimum setbacks.

The approval of an Integrated Site Plan allows some benefit by allowing some site development regulations to be applied across the entire site rather than on an individual lot basis allowing for a more condensed site compared to individual lot development.

Attachment G

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):

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.

23.700 SUBDIVISION FOR INTEGRATED SUBDIVISIONS

23.702. APPLICABILITY.

- (1) *The subject site shall consist of one or more legally created lots.*
- (2) *The property must be zoned commercial, industrial, medium density residential or high density residential.*
- (3) *Residential development under these provisions is limited to apartment dwellings only.*

(4) The subdivision must be associated with a Major Site Development Plan under Chapter 29.1502. Within this context, the Major Site Development Plan will be considered and referred to as an Integrated Site Plan.

REVIEW PROCEDURE.

An Integrated Site Plan Subdivision is subject to the same review process and decision criteria as Major Subdivision (Section 23.302); and an Integrated Site Plan is subject to the same review process and decision criteria as a Major Site Development Plan (Section 29.1502). Although the subdivision and site plans are separate documents, they are reviewed and processed simultaneously, and an Integrated Site Plan Subdivision incorporates by reference all documents of an approved Integrated Site Plan.