

COUNCIL ACTION FORM

REQUEST: REZONING FROM AGRICULTURAL (A) TO PLANNED RESIDENCE DISTRICT (F-PRD), A PRELIMINARY PLAT, AND A MAJOR SITE DEVELOPMENT PLAN FOR DOMANI AT 2200 OAKWOOD ROAD

BACKGROUND:

The property owner, Pinnacle Properties Ames, LLC, requests the rezoning of a parcel comprising 23.784 acres. The parcel is addressed as 2200 Oakwood Road. It also has frontage along street stubs for Suncrest Drive and Cottonwood Road (in two places). The site was annexed to the City in 2019 and is zoned Agricultural (A). **The applicant is requesting rezoning to Planned Residence District (F-PRD) with a Residential Low Density (RL) base zone to allow for a single-family residential development with mostly zero-lot-line homes.** (See Attachment A for Location and Existing Zoning Map and Attachment C for Proposed Zoning Map.) There will be 63 residential lots: 51 zero-lot-line lots and 12 custom-built sites at the south end. The proposed plan also includes a resident clubhouse with swimming pool, five common area outlots, and one subdivision sign outlot at the corner of Oakwood Road and Green Hills Drive.

The land for Domani is primarily used as a farm field, with a small amount as farmyard, adjacent to an old farmhouse on Oakwood Road. The City's Christofferson Park abuts the property along most of the development's eastern edge. The western edge is primarily bordered by single-family homes developed as part of the Suncrest Subdivision during 2002-2006. Several of the abutting properties along the western edge of the site have extended their rear yard use onto the subject property.

The proposed rezoning to a PRD allows for the developer to propose different housing types than allowed by standard zoning and request variations to base zone standards in support of the different housing types. PRDs are also intended to include open space and/or amenities not typical of a standard base zone development. The zero-lot-line homes are not typical of a standard base zone nor is the proposed reduction in lot size, thereby necessitating the PRD.

Of the 51 zero-lot-line homes, 27 will be smaller than 6,000 square feet, the minimum lot size for the comparative base zone of RL. Although smaller than typical detached single-family home lots, the lot sizes are larger than single-family attached minimum lot sizes that would be permissible under FS-RL zoning. The zero-lot-line homes will be placed at one side lot line, then be setback at least 10 feet on the opposite side to create a "courtyard," or private patio space for the homeowner. Homes abutting the external boundaries of the development will comply with standard setbacks requirements. Attachment "I" depicts the house layout plan for the courtyard homes of the subdivision. Although, house layouts and designs are not depicted for the custom home lots, the applicant requests setback variations as well for reduced front yards to 15 feet and side yards at zero feet. Staff has included conditioned that since no house

designs have been proposed that the individual homes are subject to Planning Director approval for reduced setbacks.

The Major Site Development Plan (MSDP) (Attachment G) for Domani contains the site layout, including placement of the non-residential buildings, pedestrian and vehicular circulation, parking, stormwater detention/retention, open space and amenities, and landscaping. The MSDP accompanying the PRD request will be the controlling plan for development of the site and its specific uses upon approval of the PRD. The Preliminary Plat controls for lot layout and public improvements.

The project includes common open space of approximately 32% (outlots and the clubhouse lot, excluding right-of-way and residential lots). Combined with the patio and usable yard areas of the homes, the overall open space is 41%. This exceeds the 40% open space standard of the PRD.

Due to the developer's concept of smaller lots with common area maintenance, the plan includes a proposed reduction in front and rear yard setbacks. Typical front yard setbacks would be 20 feet for a house and 25 feet for its garage in the FS-RL zoning district. The applicant proposes front yard setbacks of 20 feet or more for most homes and 8 feet for five lots at the south end of the development. The proposed clubhouse is approximately 10 feet from Green Hills Drive and 15 feet from Suncrest. Based upon past PRDs, setbacks along public streets within a new development may be reduced as proposed.

Side and rear setbacks at the development perimeter will be the same as those of the base zone, RL. This includes a minimum of 6 feet for a one-story home, 8 feet for a two-story home, and 20 feet for a rear yard. Much of the perimeter of the development is drainage outlots or street (along Christofferson Park) and a minority of lots are situated along the perimeter of the site abutting other developed property. Two lots on the west side of the development on Suncrest Drive have 8-foot setbacks, one lot on Cottonwood Road on the east side has an 8-foot setback, six lots at the north end have 20-foot rear setbacks, and one lot (Lot 35) has a setback of 20 feet affecting its easternmost corner.

Domani will extend and connect an existing street (Green Hills Drive) and three street stubs (Suncrest Drive and, in two places, Cottonwood Road). The development will create a new street stub at the south end, oriented for a future extension to Cedar Lane. An extension to the south was not required due to the location of an existing pond south of the site. The extended Green Hills Drive will border Christofferson Park and will provide pedestrian connections to the park from the west and south. **The Christofferson Park parking lot will be modified to accommodate the extended Green Hills Drive. Modifications to the Park were reviewed by Parks and Recreation staff and the Parks and Recreation Commission. A condition requires an agreement with the developer prior to final plat approval on completing these improvements at the developer's cost.**

Domani's extension of the street stubs for Cottonwood Road and Suncrest Drive will create pedestrian access from existing neighborhoods to move eastward through this site. In addition to pedestrian crossings at the street intersections, the applicant is providing mid-block connections across Green Hills Drive between Cottonwood Road

and Suncrest Drive and between Suncrest Drive and Oakwood Road. The applicant has also designed connections to Christofferson Park that currently can only be accessed off Oakwood Road.

The development of Domani will be broken into three phases (*See Attachment G – Site Plan – Phasing Plan*). The first phase will include the northern part of the property, plus several drainage outlots. It will also include a temporary sales trailer at the east side of the property, at the end of the current street stub for Cottonwood Road. This structure will serve as the sales office for the development until the clubhouse is constructed, which will then serve as the sales office. The second phase of development will complete the zero-lot-line homes and the final phase will be the 12 custom home lots. **The Clubhouse is required through a proposed condition to be under construction prior to development and construction of homes in the 2nd phase and completed prior to initiation construction of homes in the 3rd phase.**

The Domani site sits between developed stormwater systems to the west and east. Water flows from the west through the site to the east, primarily towards the Wessex Apartment development. The City has mandatory stormwater management design requirements to control water quality and quantity related to new development. The City's standards are part of Chapter 5B of the Municipal Code. **City staff, the applicant, and the applicant's engineer worked extensively to address regional drainage in relation to the site for drainage to Christofferson Park and the neighborhood to the west. The overall design includes conveyance of water from development to the west through to a detention pond on the east side of the site where it is then released to east. There is a separate detention pond in the north part of the development that diverts water to a storm sewer that goes north. This north pond design is beneficial to managing stormwater in the City's park. Off-site improvements with the park also benefit the connection of the system along the south side of the Wessex Apartment development.**

A drainage lot west of the subject property, south of homes along Cottonwood, has experienced problems with drainage in the past, based upon neighborhood input to the developer and previously to City staff. The City commissioned a study of the area in 2013 to review the performance of stormwater measures. The homes on the south side of Cottonwood Drive have been particularly affected by drainage problems. The drainage lot takes water from the nearby Ringgenberg neighborhood and conveys it east to the subject property where it connects to a field tile line. The applicant's engineer has analyzed the existing conditions and determined that the homes on the south side of Cottonwood Road are generally either at or below the modeled 100-year flood elevation of the current storm water conveyance measures on that lot. This system was designed and built with the prior subdivisions and does not meet current standards.

The proposed Domani stormwater plan creates a new conveyance channel in Outlot D to pass water through to the east and then further downstream and off site. The applicant's design facilitates water conveyance improvements through the Domani site and meets the Chapter 5B requirements to treat and detain water, as well as provide for protection of homes in relation to the water surface elevations of the storm water features. This is of particular concern for the lot abutting the site at 2218 Cottonwood Road where the current code will require 3 feet of protection between the home and the

new storm water feature. The applicant accomplishes this through the excavation of the channel and a berm along the common property line. The proposed stormwater design does not change the flood elevation of any other property that is upstream of the Domani property impacted by water flowing into and through the adjacent drainage lot as it is not directly connected to the Domani site due to diversionary berm on that lot. **Therefore, the proposed storm water management plan satisfies the Code requirements for addressing the impacts of the new development it does not, nor is it required to, eliminate the storm water issues that currently exist for some of the properties along Cottonwood.**

On-street parking will be provided throughout the neighborhood. **As part of the extension of Green Hills Drive, the developer is redesigning the parking lot for Christofferson Park to provide for greater safety. Enhanced on street parking bays are proposed near the clubhouse.** Each home will have a minimum of two required garage parking spaces. Homes with at least 20 feet of front yard setback can accommodate additional driveway parking. The proposed clubhouse is viewed as an accessory use and no off-street parking is recommend by staff for the use. The site is centrally located and walkable by the residents. There is on street parking adjacent to the site.

A complete analysis of the development with the F-PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the Addendum and Attachments. *See Attachment D, Findings Regarding Planned Residence District (F-PRD) Development Principles; Attachment E, Findings Regarding Planned Residence District (F-PRD) Supplemental Development Standards; and Attachment F, Findings Regarding Major Site Development Plan Criteria.*

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on August 19th and reviewed the proposed project and a presentation of the concept by the developer. The Commission discussed site drainage, design of the homes and mix of housing plans for one story, two-story, and basements, open space, and parking. The Commission also heard comments concerning open space and perimeter setbacks along the east edge of the development. The Commission voted 6-0-0 to recommend that the City Council approve the project for 2200 Oakwood Road subject to conditions recommended by staff. Conditions are included with the proposed Alternative #1 that are remaining for the project and reflective of the Planning and Zoning Commission's recommendation.

ALTERNATIVES:

1. Approve the following three requests for the property at 2200 Oakwood Road:
 - A. Rezoning of the properties from Agricultural (A) to Planned Residence District (F-PRD) with a base zone of Residential Low Density (RL).
 - B. Approval of the Preliminary Plat, subject to the following conditions:
 - i. Adjust trees where the sidewalk has shifted at the Cottonwood Road & Green Hills Drive intersection;

- ii. Add exterior setback lines for lots on Suncrest Drive (Lots 23 & 36), Cottonwood Road (Lot 1), Green Hills Drive (Lots 58-63), Green Hills Drive and Oakwood Road (Oakwood side of Lot 63), and Green Hills Drive (Lot 35 starting at the common lot line of Outlot C and Christofferson Park);
 - iii. Remove striping for the parallel spaces along the northbound (east) side of Green Hills Drive;
 - iv. Prior to final plat of each addition, provide a street tree, streetlight, and driveway plan to ensure adequate space exists for on street parking and trees;
 - v. Prior to final plat, enter into a development agreement with the City addressing improvements on City property and right-of-way, including timing, specifications, and developer's financial obligations.
- C. Approval of the Major Site Development Plan, subject to the following conditions:
- i. Include the 20-foot setback line, as measured from the shared property line with Christofferson Park, to Lot 35;
 - ii. Remove striping for the parallel spaces along the northbound (east) side of Green Hills Drive;
 - iii. Note that no additional access to the Park is permitted that is not shown on the plan;
 - iv. Staff approval of final lighting plans consistent with standards of Article IV for the Common Area and Clubhouse site;
 - v. The phasing plan allows for staff approval of temporary sales office in conjunction with the first phase of development;
 - vi. The clubhouse and pool are to begin construction as part of phase one and prior to the start of phase two. The clubhouse and pool must be completed prior to the construction of a home in the third phase, unless an extension is granted by the City Council.
 - vii. Add note that custom lots (Lots 46-57) are permitted to have a reduced setbacks subject to the Planning Director approval of home designs addressing façade architectural interest, massing ,and proportions with the following limitations: side yard of zero feet, rear yard of 10 feet, and front yards minimum of 15 feet measured to the building façade for all street frontages and 25 feet for garages. Full projections approved by the Planning Director are permitted for features such as decks, porches, etc. within the reduced front yards. All lots must comply with perimeter base zone setbacks.
2. Approve with modified conditions the request for Rezoning and approval of the Preliminary Plat and Major Site Development Plan for the property at 2200 Oakwood Road.
 3. Deny the request for Rezoning and approval of the Preliminary Plat and Major Site Development Plan for the properties at 2200 Oakwood 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 Planned Residence District (F-PRD) rezoning is consistent with Land Use Policy Plan (LUPP) as a specialized zoning tool for encouraging innovative and mixed housing types. The proposed density of development 5.21 units per acre does not exceed the low density residential minimum density standards of 7.26 units per acre. The proposal also exceeds the LUPP minimum density expectations of 3.75 dwelling units per acre for Village/Suburban designated areas.

The applicant has chosen the F-PRD process due to the proposed mix of housing types. The smaller lots enable the developer to provide a viable number of homes while providing for stormwater improvements that will benefit nearby properties, including Christofferson Park. The development connects existing street stubs, extends an existing street, and provides a new connection at the south end of the property. The new streets will benefit not just the new residents of Domani, but also the residents of nearby neighborhoods who will have improved access to the park.

In a F-PRD, the Major Site Development Plan (MSDP) establishes zoning requirements, including building height, maximum number of units, bedrooms and density, site layout, and landscape design. Due to minimum width of the lots and the reduced size, the placement of homes and driveway location are critical to the success for the project. The proposed plans provide for definition of the character of the zero-lot-line homes with an expectation for house placement. It allows for minor variations in house plan and aesthetics based upon buyer preference. The custom lots at the south end of the site will be individually designed and allow for reduced setbacks subject to Planning Director approval.

The alternative approach of the PRD differs from conventional development in allowing for additional detached single-family dwellings. The site could be developed under FS-RL with a combination of detached and attached housing using a similar street layout and potentially a greater density of development. However, the PRD design allows for all detached housing product and includes additional common area open space and amenities of a clubhouse, which meets the overall intent for the district and its design principles. The proposed layout introduces a slightly smaller lot size option to the housing market in Ames creating some additional diversity of choices which is viewed as beneficial to the City's housing goals.

With the conditions of approval, staff finds that the project meets the design principles of the F-PRD and complies with the standards of the MSDP. **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 Rezoning, Preliminary Plat, and Major Site Development Plan for Domani with the noted conditions.**

ADDENDUM

PROJECT DESCRIPTION:

The applicant is proposing a single-family development with 63 dwellings and amenity space of a clubhouse and pool for the residents. Fifty-one of the dwellings will be on zero-lot-line lots where one of the sides of the house abuts a side lot line. The applicant refers to these zero-lot-line homes as courtyard or patio homes due to the design featuring this private space for each home rather than a traditional yard. The remaining 12 lots will have custom-built homes. Of the 51 zero-lot-line dwellings, 27 will be on lots smaller than 6,000 square feet – the minimum in the base zoning district of RL. All lots exceed the minimum width requirement of 50 feet.

The development of Domani will be divided into three phases. The first phase will include the northern zero-lot-line home lots and most of the stormwater outlots along with a temporary sales trailer at the end of the Cottonwood Road street stub on the east side of the property. The second phase will finish the zero-lot-line lots and outlots. The third phase will be for the non-zero-lot-line homes.

The PRD standards for low density residential development require that the density not exceed 7.26 dwelling units per acre. The density for Domani will be 5.21 units per acre, calculated by excluding outlots and the clubhouse lot.

Building Design

The applicant intends to build the homes in a “modern farmhouse” style. Common architectural features include gable rooves, dormer windows, board and batten siding, and covered porches. There are several house plans for the courtyard homes while the large lots are intended for custom homes. The courtyard homes have multiple façade options with the design intent (*See Attachment J*). The zero-lot-line homes will abut one of the property lines and will have at least a 10-foot setback on the other side. The zero-lot-line side of the home will have no windows or only windows compliant with the Fire Code (such as glass block). The intent is to create a private space for one of the homes. These homes will occupy most of the lots, leaving little to no rear yard. The homes will be one story with an option for some lots to have a second floor or “half” story.

The temporary sales trailer will be a premanufactured modular trailer, which is anticipated to be in place for less than a year. Parking will be provided on a temporary basis to the trailer and removed during the second phase.

The Clubhouse is approximately 2,000-square-foot one-story building of a similar design to that of the homes.

Setbacks and Yards

The proposed new homes have reduced setbacks for front, side and rear yards. The proposed variations from base standards allows for all detached homes rather than creating attached single-family homes. Five lots along Cottonwood and Green Hills have a reduced front yard setback of eight feet. The applicant proposed this to allow for lots to be created where there are size constraints related to common area lots and the orientation of other lots. The clubhouse also includes reduced front yard setbacks of

approximately 10 feet and 15 feet. The other homes will meet a front setback of at least 20 feet. Typical requirements of FS-RL zoning are 20 feet to a facade and 25 feet to a garage for front loaded single-family homes. Rear loaded homes can be as close as a 10-foot setback within FS-RL zoning.

The proposed front yard setback reduction is atypical for projects with public streets. The proposed design features are more common with private streets. Although the PRD standards call out a limitation to reduction in setbacks along the perimeter of the development and public streets, the precedent with Ringgenberg was to allow reduced setbacks along the internal public streets. Staff believes that this approach allowing for reduced front yard setbacks along internal public streets is consistent with intent of the PRD to consider variations with diverse housing types. Reduction in front yard setbacks changes the look and feel of the streetscape with homes closer to the street and it does affect the functionality of space to some degree if there is not room for driveway parking and street tree maturity. There is no requirement for front yard trees on private property so there is no direct impact to private landscaping options. Staff supports the proposed reduction for five lots to a minimum of eight feet believing the overall impact to the streetscape will be minimal and that allowing for 20 feet on the remaining home lots is similar to FS-RL standards. The clubhouse with reduced setbacks will include front yard landscaping to enhance its appearance.

Side setbacks are zero on one side of each lot to facilitate the creation of the private patio spaces. A minimum of ten feet will exist on the opposite side. Rear setbacks abutting the common area lots will be zero in most circumstances. Note that lots along the perimeter of the development boundary will comply with PRD standards for setbacks to match that of the underlying zone.

The applicant proposes custom home design for a handful of homes with 52-foot lot widths and larger lots along the southern perimeter. The developer desires reduced setbacks to allow for custom homes with design features that approach the street and may provide additional architectural interest and creativity. Typically such an approach would require a pattern book or design detail to allow for custom homes to fit a design intent while being truly custom and individual to the builder. This is what has been done for the courtyard homes. However, no specific pattern book or layout design is proposed by the applicant for the custom lots. Therefore staff has included a condition that only allows for reduced setbacks if approved by the Planning Director and the designs meet the stated intent for the reduction. Staff would review architectural features and massing, not design style, to ensure that reduced setbacks are facilitating high quality design features and not just more efficient and bulky houses that could be typically placed in conformance with normal setback requirements. Alternatively, Council could request more clarity on the custom home design and layout prior to final plat approval.

Neighborhood Compatibility

Setbacks at the development perimeter will be the reflect those of the base zone, RL. Much of the perimeter of the development is drainage outlot or street (along Christofferson Park) and a minority of lots are affected. Two lots on the west side of the development on Suncrest Drive have 8-foot setbacks, one lot on Cottonwood Road on the east side has an 8-foot setback, six lots at the north end have 20-foot rear setbacks, and one lot (Lot 35) has a setback of 20 feet affecting its easternmost corner. In addition

to mirroring the setbacks of the base zone, RL, the setbacks on Suncrest Drive, Cottonwood Road, and the west side of Green Hills Drive match the setbacks of the neighboring zoning districts (RL, FS-RM, and A respectively).

Infrastructure

The site will be fully served by City infrastructure, except for electricity, which is provided by Alliant. Sanitary sewer and water extensions and easements are included as part of the development.

Access & Circulation

Vehicular access will come from the extension of Green Hills Drive and the completion of the existing street stub for Suncrest Drive and the two street stubs for Cottonwood Road. Both Suncrest Drive and Cottonwood Road will be extended to intersect with Green Hills Drive. Green Hills Drive will extend to the south, where it will turn westward creating a new street aimed at Cedar Lane. On-street parking will be available as all streets are residential streets. Due to small lot width incorporated into the design staff and the applicant have taken care to design driveway placements to maximize the amount of on street parking. A condition is included to verify these driveway locations with other streetscape components to ensure adequate space for parking, driveways, and street trees.

Sidewalks will be installed on both sides of all streets. In addition to pedestrian crossings at street intersections, midblock crossings will be placed between Cottonwood Road and Suncrest Drive and between Suncrest Drive and Oakwood Road. A sidewalk across Outlot C will extend from the midblock crossing between Cottonwood Road and Suncrest Drive to the park to the east. The sidewalk along Green Hills Drive will widen and enter the park, where an existing gravel path will be paved. Other paths in the park will remain as unpaved trails per Parks and Recreation Department standards. Access to the park is limited to only the locations identified on the Site Development Plan.

Parking

After researching parking for clubhouses in other development in Ames, staff concluded that the parking for a neighborhood clubhouse should be treated as an accessory use to the development much like a clubhouse in an apartment complex. The clubhouse is centrally located and walkable for the residents. No on-site parking is therefore proposed. The developer proposes providing five enhanced, public, on-street spaces adjacent to the clubhouse on Suncrest Drive. In addition to on-street parking on one side of each street, there will be public spaces on Green Hills Drive next to Christofferson Park.

The distance between the curbs has been widened on Suncrest Drive by the clubhouse to provide five striped spaces, including one handicap space. The distance between the curbs has been widened on Green Hills Drive to provide parking on the northbound (east) side of the street, where parking would otherwise be prohibited. Staff has included a condition to leave these unmarked as parallel parking spaces, this is consistent with typical residential parking specifications.

Parking for sales trailer is based on the size of the building, 720 square feet. The Zoning Ordinance requires one space per 300 square feet for office use. The applicant is

providing 3 spaces, one of which will be ADA compliant.

Each single-family home will have a minimum of a two-car garage. One home plan would allow for a three-car garage. Due to the request for reduced front yard setbacks for five lots, these homes will not have a driveway that is long enough for parking of vehicles without obstructing a public sidewalk. Obstructing a sidewalk is prohibited by the Ames Municipal Code. The sidewalk design currently is proposed to move sidewalk closer to the street to minimize the potential obstructions. The other lots will all have driveways of at least 20 feet to allow for parking of vehicle between the garage door and the sidewalk.

See Attachment G, Site Development Plan

Landscaping

The neighborhood will comply with the street tree requirements of Sec. 23.402. The street tree requirement is intended to have overstory trees planted approximately every 50 feet. There is also diversity of tree species requirement for street trees. The City Forester reviews and approves street tree plantings. Homes with reduced front yard setbacks will likely have smaller tree plantings due to the reduction in space. Final tree selections will be verified as part of a final plat of an addition. As noted earlier there is condition to coordinate final driveway designs with street tree plantings.

Landscaping, including shrubs and trees, will be installed around the clubhouse consistent with commercial front yard planting requirements. Due to the reduced setbacks there will be smaller ornamental trees rather than over-story trees that are typically required in front yard landscaping. Changes to the typical standards are permissible as part of the PRD review.

See Attachment G, Site Development Plan

Open Space

The open space improvements and amenities have been designed with the residents of the community in mind. As a “Life-Care” community, there are a variety of users and range of abilities/limitations to be considered. The open space and amenities are intended to provide both an active (i.e. walking, running) and passive (i.e. sitting, viewing, listening) experience. A minimum landscaped open space requirement of 40% is required for the F-PRD zone. The site includes 41% open space. The outlots and 7.579 acres or about 32% of the site, including right-of-way. The home lot area occupies 12.095 acres or about 51% of the site. The rest of the site, 4.09 acres or about 17% of the site, is right-of-way.

Neighborhood Signage

The developer is proposing two subdivision signs:

- One at the southwest corner of the intersection of Oakwood Road and Green Hills Drive
- One at the north side of Cottonwood Road on the east side of the development

The applicant has proposed the following standards:

- 6-foot high

- Reflected light for illumination
- White brick background
- Black lettering
- Square D in the middle of the sign cut into rusted metal

The clubhouse will a minor amount of wall signage identifying as the Domani Clubhouse along with directional signage.

APPLICABLE REGULATIONS

Land Use Policy Plan (LUPP) Related Goals and Objectives.

GOAL 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a healthier, safe, and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.

GOAL 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

Future Land Use Map.

The Land Use Policy Plan Future Land Use Map designates the property as Village / Suburban Residential, the designation given upon annexation for land designated in the Ames Urban Fringe Plan (AUFPP) as Urban Residential.

See Attachment B, LUPP Future Land Use Map.

Proposed Zoning.

Ames Municipal Code Chapter 29, Section 15007, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.

The proposed zoning is Planned Residence District (F-PRD) which is permissible with any underlying LUPP Future Land Use Map designation for residential. *See Attachment C, Proposed Zoning Map.*

Ames Municipal Code Chapter 29, Section 1203, Planned Residence District, includes development principles, uses that are permitted, and supplemental development standards that apply to properties in this zone. See Attachment D, Findings Regarding F-PRD Development Principles, and Attachment E, Findings Regarding F-PRD Supplemental Development Standards.

Property developed according to the F-PRD requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

Planned Residence District (F-PRD) Development Principles.

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 29.1203(2). *See Attachment D, Findings Regarding F-PRD Development Principles.*

Planned Residence District (F-PRD) Supplemental Development Standards.

Property that is zoned F-PRD must also be developed according to the supplemental development standards in Ames Municipal Code Section 29.1203(5). *See Attachment E, Findings Regarding F-PRD Supplemental Development Standards.*

Major Site Development Plan Design Standards.

The F-PRD rezoning requires an accompanying major site development plan. This plan describes all aspects of the site. *See Attachment G, Site Development Plan.* Additional criteria and standards for review of all Major Site Development Plans are found in Ames Municipal Code Section 29.1502(4) (d). *See Attachment F, Findings Regarding Major Site Development Plan Design Standards.*

Development Agreement.

A development agreement is required between the developer and the City for work inside Christofferson Park and for work to be done in public rights-of-way.

Meetings/Public Notice.

The developer held a virtual neighborhood meeting early in the process of developing plans for the site. The developer indicated that concerns about the project included the lot layout and house design, drainage design, and location of common areas.

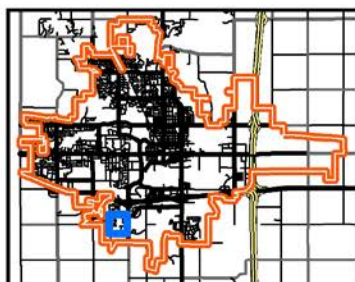
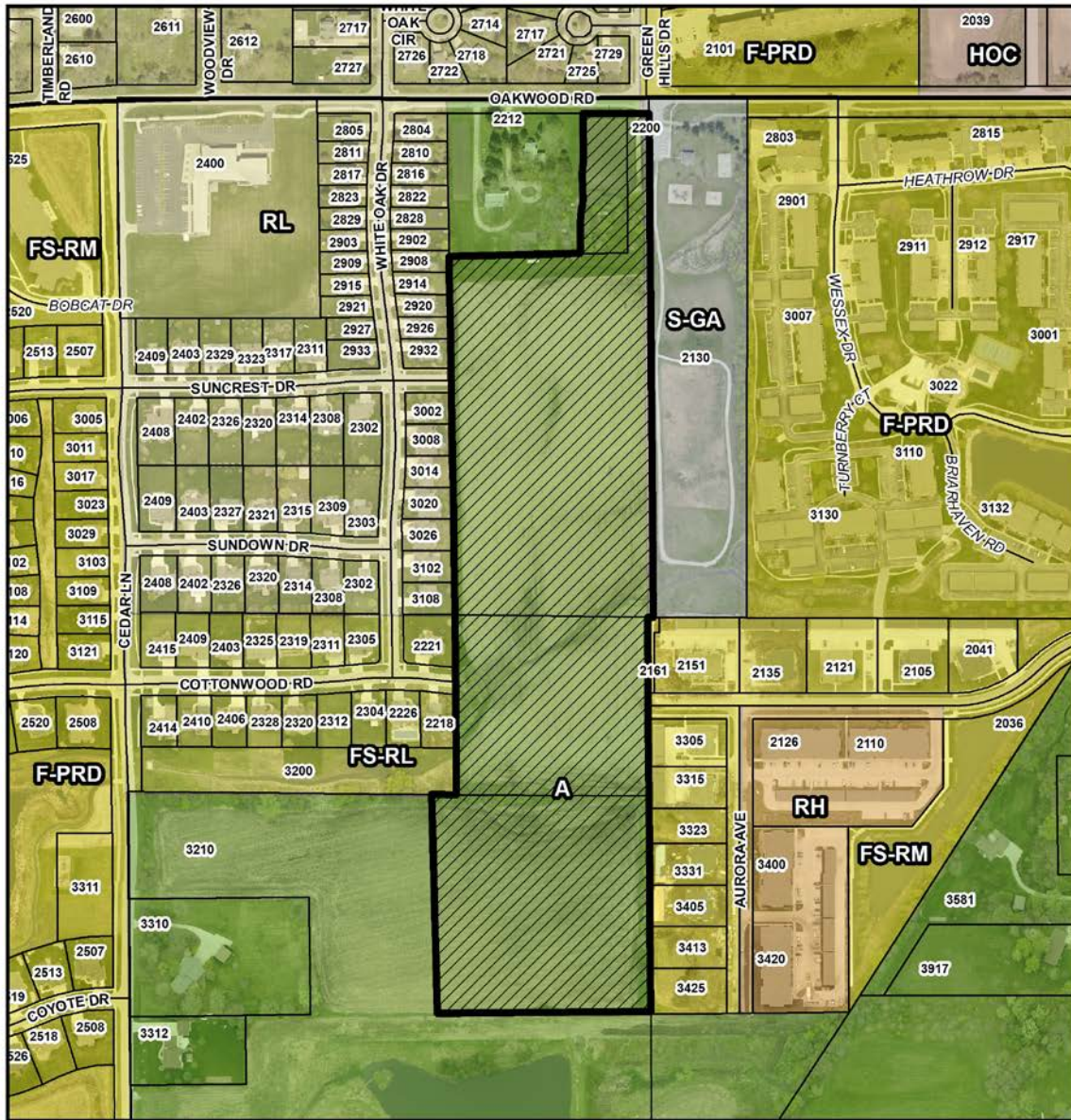
Public noticing requirements are included in Ames Municipal Code Chapter 29, Section 1500(2)(d). Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. Staff has received no direct comments at this time.

Due to the proposed changes to the City's park, the project was reviewed by the City's Parks and Recreation Board in July of 2020. The Board recommend allowing for the proposed changes at the developer's expense. City Council will consider this

recommendation with the PRD review.

Attachment A

Aerial and Existing Zoning Map



Aerial & Zoning Map 2200 Oakwood Road - Domani Planned Residence District & Preliminary Plat

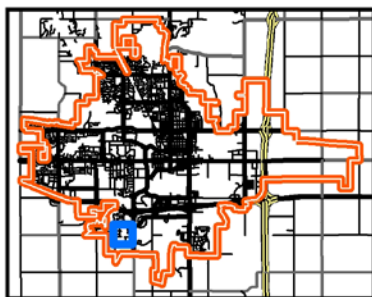
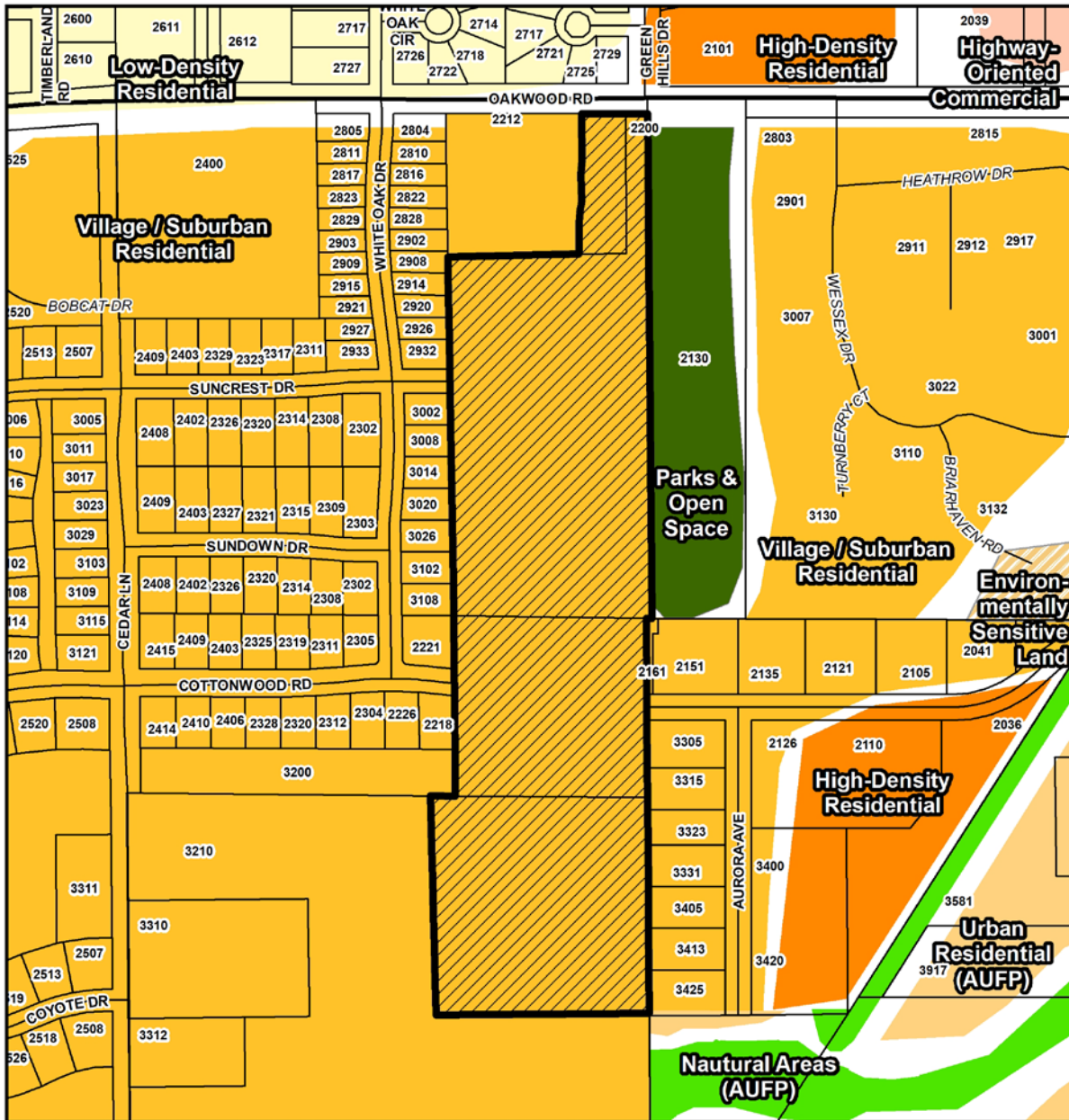
0 200 400 800
Feet



The existing zoning of the property is Agricultural (A).

Attachment B

Land Use Policy Plan Future Land Use Map & Ames Urban Fringe Plan

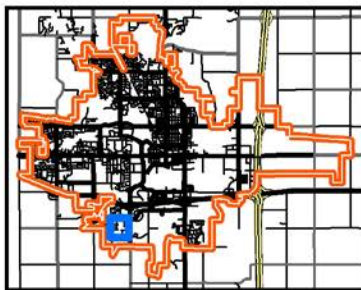


LUPP & AUPF Map
2200 Oakwood Road - Domani
Planned Residence District
& Preliminary Plat



Attachment C

Proposed Zoning Map

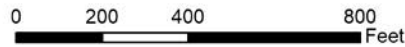


Proposed Zoning Map

2200 Oakwood Road - Domani

Planned Residence District

& Preliminary Plat



The proposed zoning for the subject property is Planned Residence District (F-PRD).

Attachment D

Findings Regarding Planned Residence District (F-PRD) Development Principles

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Principles listed in Section 29.1203(2). Each principle is addressed below.

- 1. Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

Domani will have zero-lot-line placement of single-family houses on 51 of the 63 lots. The diminished setback on one side of the lot will be balanced with a large setback of at least 10 feet on the opposite side to create a wide side yard, described by the applicant as a “courtyard,” though the space will not be enclosed on all sides by building. Of the 51 zero-lot-line lots, 27 of them will be smaller than 6,000 square feet, the minimum for the base zoning district of RL.

The community will also have a clubhouse with a pool.

- 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.***

The Domani property was annexed to the City in 2019 when the LUPP designation Village / Suburban Residential was applied.

The proposed development provides for smaller lot sizes and compact development on a site that has a large area devoted to drainage. The drainage features have accounted for the recurring problems in the area and serve to adequately mitigate flooding. The development also provides for numerous pedestrian connections to the park from the south and the west.

The open space percentage for the development is 41%. The proposed density is 5.21 dwelling units per acre.

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

The Domani development is following an existing model of zero-lot-line homes. The homebuilder, Epcon, has several developments in Iowa, mostly in the Des Moines area, and numerous other developments around the country with the same home models.

The zero-lot-line homes will be primarily one story with small yards requiring little maintenance.

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 development will have two pieces: 51 zero-lot-line and 12 custom home sites. The zero-lot-line homes will be on a mix of lot sizes: 27 smaller than 6,000 square feet, the minimum for the base zoning, RL, and 24 larger. The zero-lot-line lot sizes are not uniform, but most will be under 60 feet in width. The lots for the custom-built homes are larger: five are less than 8,000 square feet and seven are greater than 20,000 square feet.

The development will abide by the PRD requirements that the perimeter setbacks comply with the base zoning, RL in this case. The setbacks will be 8 feet along the west perimeter on Suncrest Drive (side lot line), 8 feet along the east perimeter on Cottonwood Road (side lot line), 20 on west perimeter adjacent to 2212 Oakwood Road (rear lot line), and 20 feet on the east perimeter adjacent to Christofferson Park for Lot 35. The applicant has indicated that the zero-lot-line homes will be single-story.

The applicant intends for the architectural style of the zero-lot-line homes to be “modern farmhouse.”

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 applicant intends for the zero-lot-line homes to have a “modern farmhouse” aesthetic. The development will meet the minimum open space requirement of 40%; Domani has 41% open space overall. There will be no off-street parking lots.

Recreational facilities are to be found primarily in the community clubhouse, with accompanying swimming pool. Outlot C will have a pedestrian path connecting to Christofferson Park.

The new neighborhood will also connect the existing street grid, providing access to Christofferson Park for the neighborhoods to the west and southeast.

(See Attachment G, Site Development Plan)

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.

The development will account for natural stormwater drainage at the southern portion of the site that flows across the lot from the west and onto Christofferson

Park to the east. The site will have five drainage / stormwater outlots containing three ponds to manage the water. The Public Works Department has reviewed the proposed design and is satisfied that it will not increase stormwater runoff onto adjacent properties, nor adversely affect drainage in nearby neighbors or the City park. The proposed design meets all quality, quantity, and protection requirements of the Chapter 5b.

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 design of the neighborhood will connect existing street stubs (one for Suncrest Drive, two for Cottonwood Road) to complete the street grid via the spine of Green Hills Drive. Domani will have five street outlets, including the extension of Green Hills Drive to the south, which becomes Lunetta Drive when it turns to the west.

The stormwater infrastructure is designed to meet City standards.

All utilities will be able to be extended to serve Domani in an efficient manner.

Attachment E

Findings Regarding Planned Residence District (F-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 standard is addressed below.

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

The subject site includes 23.764 acres.

- 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.***

Underlying Base Zone: Suburban Residential Floating Zone – Residential Low Density

Proposed Density: 5.21 Dwelling Units / Acre

Maximum Density: 7.26 Dwelling Units / Acre

- 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 applicant has not stated that the maximum height will differ from the base district (RL) where the maximum is 40 feet or 3 stories, whichever is lower. This restriction mirrors or is more restrictive than the adjacent districts where the maximum height is:

- RL – mirrors PRD
- RL – same as base district in PRD
- A – mirrors PRD
- FS-RM – PRD is more restrictive
- S-GA – district assigned to government property (city, county, state): no limit given

- 4. Minimum Yard and Setback Requirements. There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone.***

The exterior of Domani will have 8-foot setbacks for two lots at the western edge of the development on Suncrest Drive, 8-foot setbacks for one lot at the eastern edge of the development on Cottonwood Road, 20-foot setbacks for fix lots at the north end of Green Hills Drive abutting property to the west, and a 20-foot setback from Christofferson Park, affecting Lot 35.

Staff researched reduced setbacks in previous PRDs, including Ringgenberg Park where the base zoning district is RL and the setbacks were reduced to 20 feet along public streets. Domani proposes to have minimum front setbacks 8 feet to the public right-of-way for specified lots and for the clubhouse.

5. *Parking Requirements. Parking for uses permitted in areas zoned PRD shall comply with the parking standards in Section 29.406.*

The PRD requirements stipulate that parking must comply with the minimums listed in Sec. 29.406. Staff has determined that the private, community clubhouse is no different than the clubhouse for an apartment complex, which does not require parking in excess of that required for the individual apartment units. As such, there will be no off-street parking. The developer has agreed to widen the roadway and provide five, on-street, spaces adjacent to the clubhouse.

All homes will meet minimum parking requirements with at least a two-car garage. Homes with setbacks less than 20 feet will not have permissible driveway parking as extra parking for a household.

6. *Open Space Design Requirements. Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project.*

The open space for Domani consists primarily of drainage and stormwater ponds. The development does, however, provide pedestrian connections to Christofferson Park.

7. *Open Space Area Requirement. The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards.*

A minimum open space requirement of 40% is required for the F-PRD zone, given its base zone of Residential Low Density (RL). The development will be 41% open.

8. *Open Space Improvements and Amenities.*

The open space improvements include improved access to Christofferson Park for Domani residents and the neighborhoods to the west. The primary Domani amenity is the clubhouse and swimming pool.

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

All maintenance of Open Space and Site Amenities will be provided by the Domani Homeowners' Association.

Attachment F

Findings Regarding Major Site Development Plan Criteria

Additional criteria and standards for review of all Major Site Development Plans are found in Ames Municipal Code Section 29.1502(4)(d) and include the following requirements.

- 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 proposed expansion includes development of new stormwater detention facilities to meet the City's Municipal Code requirements to capture specified quantities of water and treat it for water quality before releasing it from the site. The treatment facilities are located on five outlots, spread throughout the development. The outlots contain three stormwater retention / detention ponds.

- 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 provision and extension of utilities was reviewed and found adequate to support the anticipated load of the proposed development.

- 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. Upon completion, the site will have four street connections and a stub for a fifth.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

The proposed development is not anticipated to create a danger. Stormwater facilities are located on five outlots containing three stormwater ponds.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

There are no notable topographic features of the site. Most of the site is farm field and is mostly devoid of existing landscaping and trees.

- 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 connects all existing streets stubs currently terminating at the property line of the site. The street grid will be extended at the southern end with a new street stub to the west, towards Cedar Lane. Sidewalks are provided on both sides of all streets with crossings at street intersections. Two midblock pedestrian crossings across Green Hills Drive are located between Oakwood Road and Suncrest Drive and between Suncrest Drive and Cottonwood 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.***

Landscaping will be provided around the clubhouse. The general development standards of the zoning ordinance have been met, including street trees in accordance with Sec. 23.402.

- 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.***

The development complies with development standards for connecting existing street stubs and providing for the projection of future streets to the southwest.

- 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.***

Lighting details will be provided at the time of building permit. The lighting plan will be required to meet the City's standards for "dark sky" protection.

- 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.***

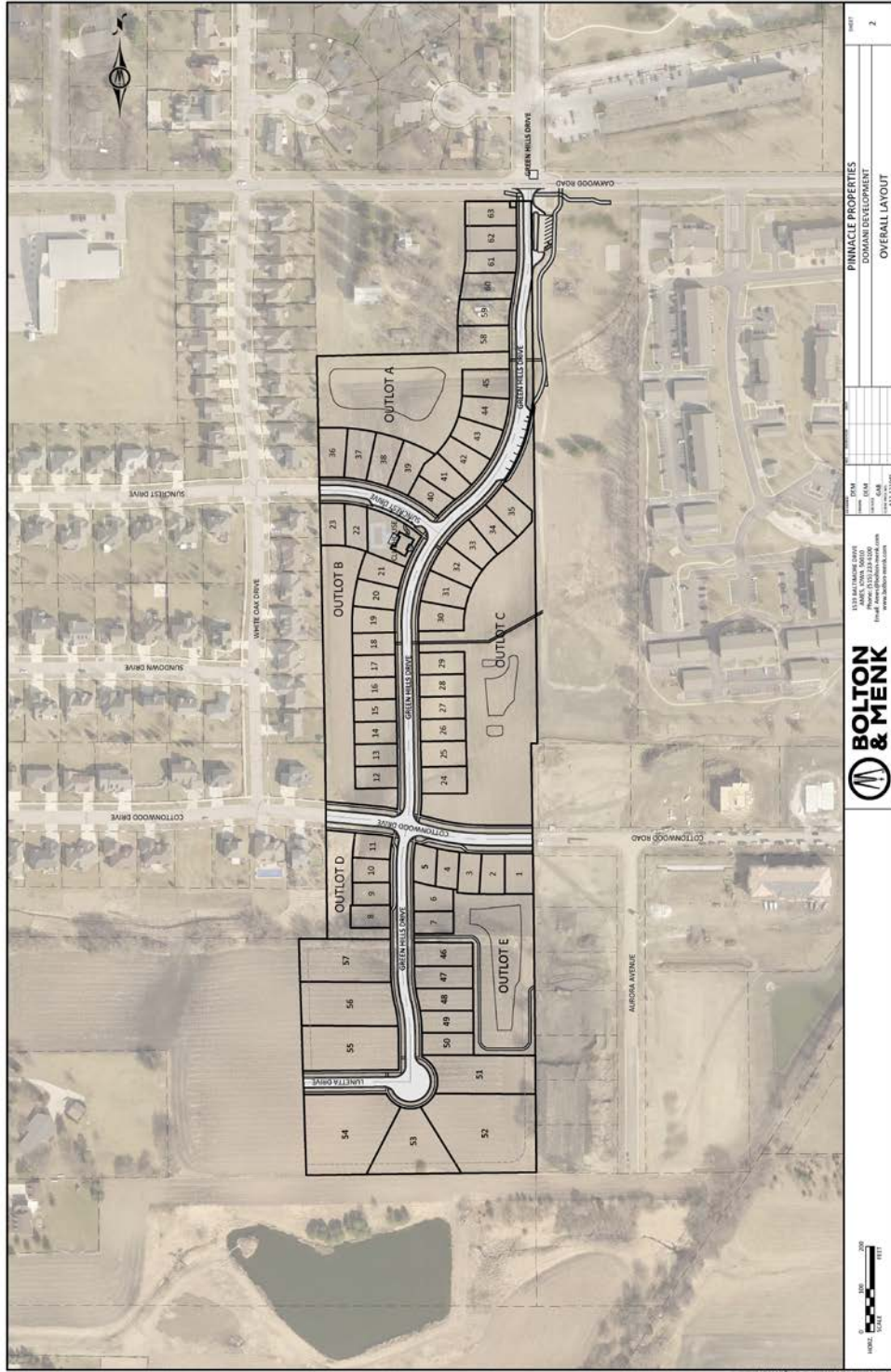
The proposed development is not expected to generate any nuisances as a residential development.

- 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.***

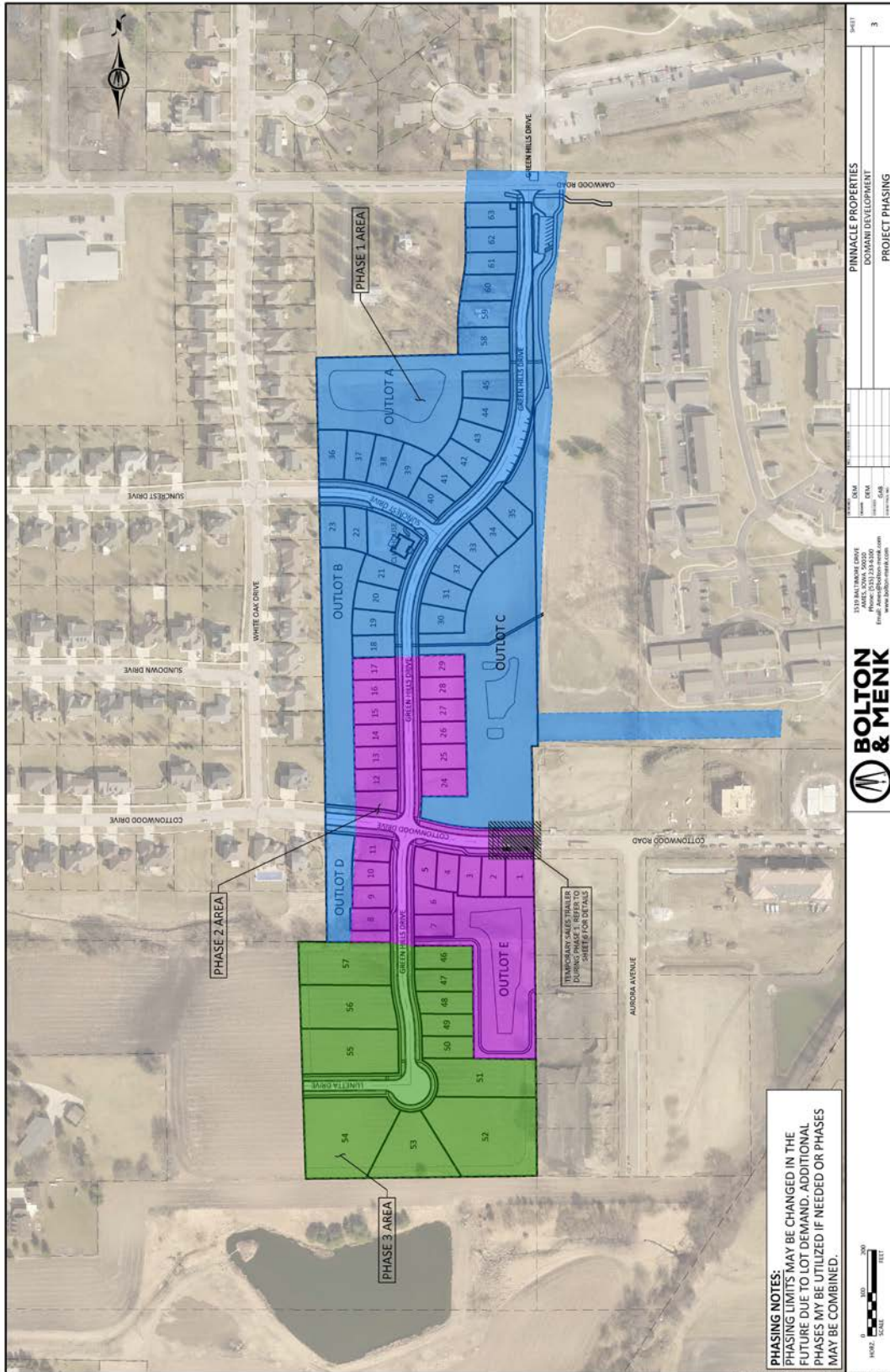
The site layout and proposed buildings are of a scale compatible to the surrounding uses. The neighborhoods to the west are single-family, as will Domani. The residential areas to the east are of a higher density.

Attachment G

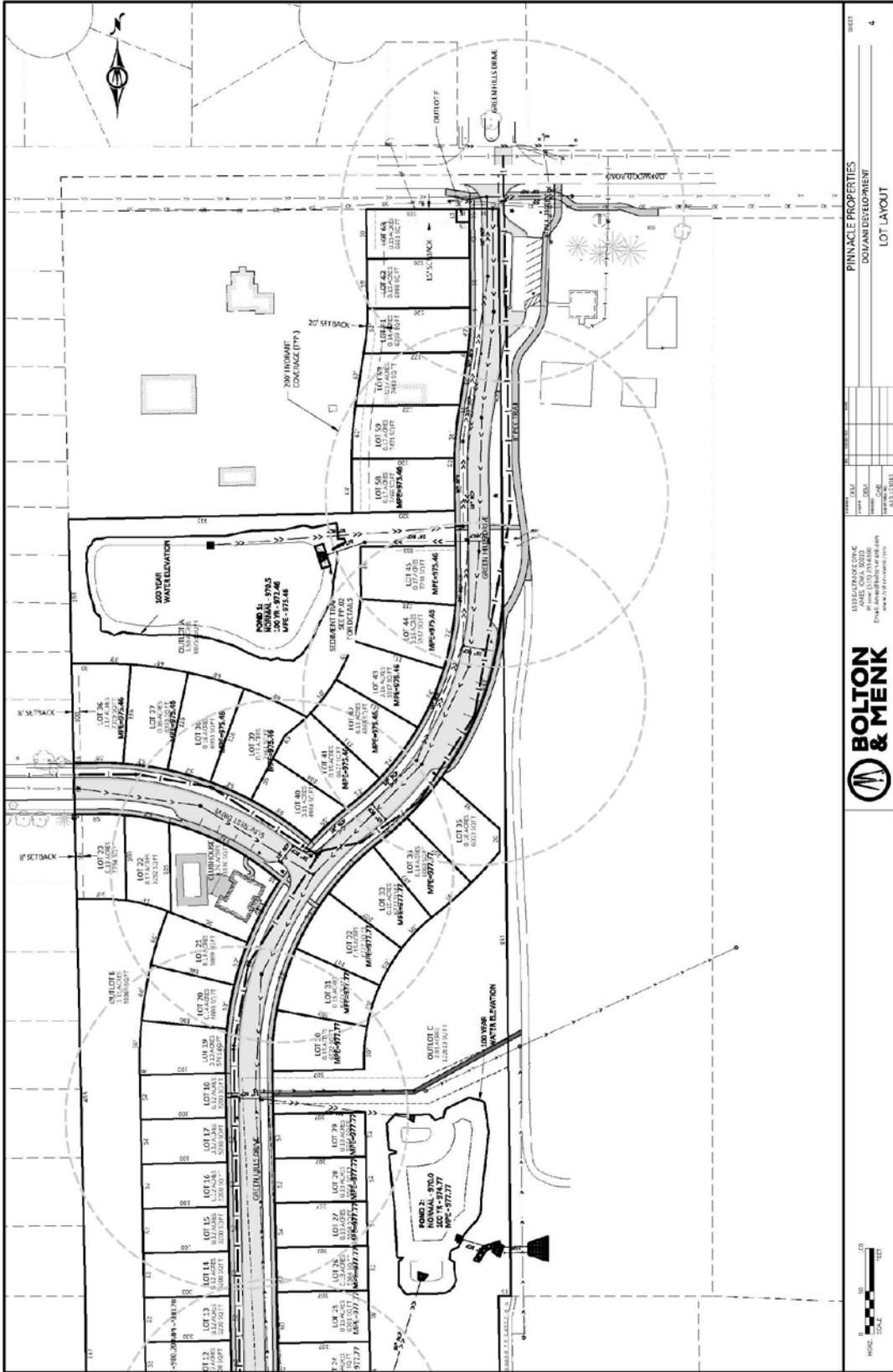
Site Development Plan Package



Site Layout



Phasing Plan



SHEET
 4

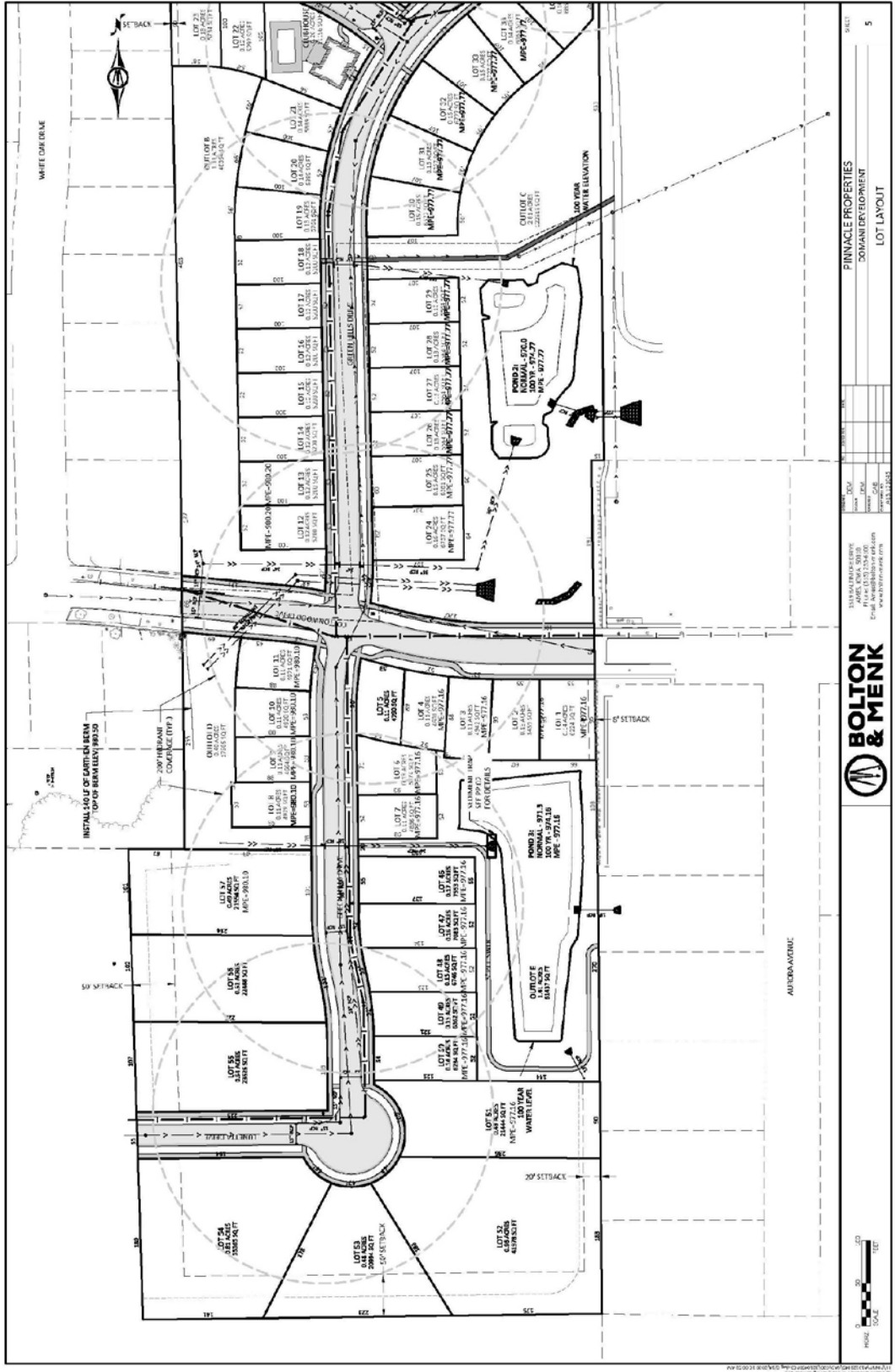
PINNACLE PROPERTIES
 DOWANI DEVELOPMENT
 LOT LAYOUT

CONSULTING ENGINEER
 JAMES CHANG, S.E.
 P: 404.333.2343
 F: 404.333.2344
 www.jameschang.com

BOLTON & MENK

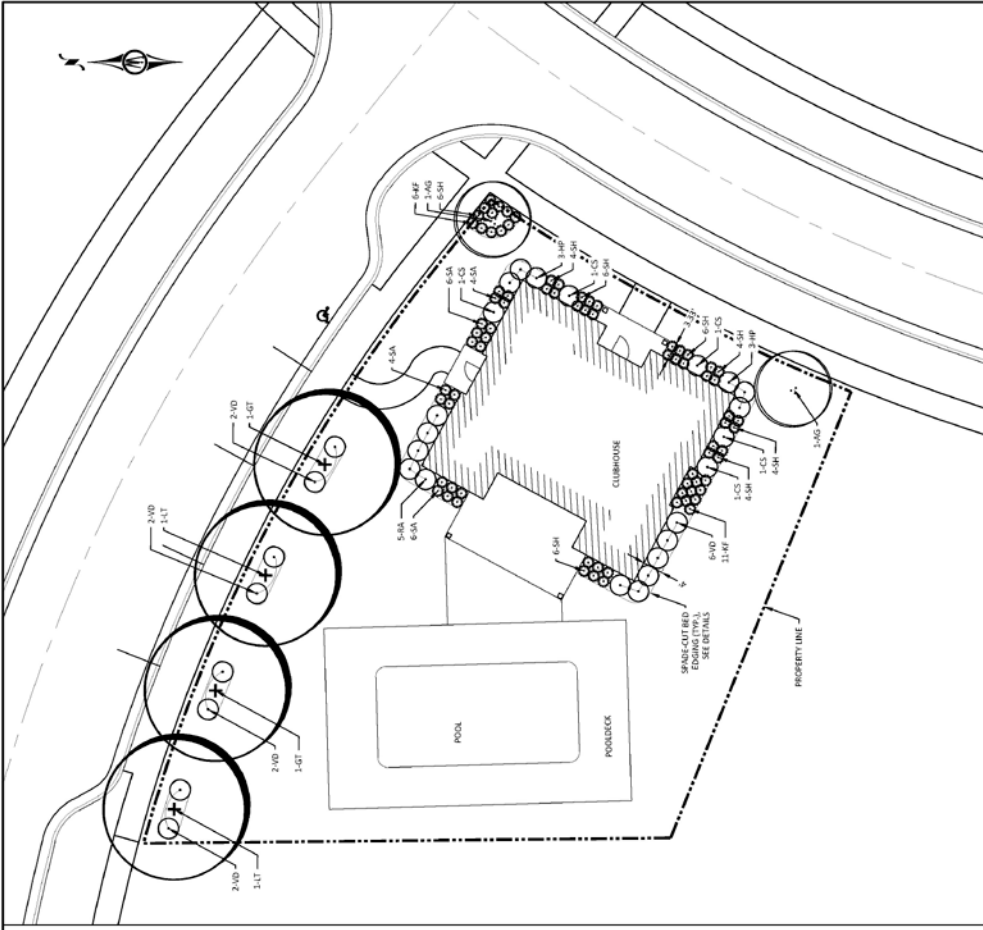
HORIZONTAL SCALE
 1" = 100'

Site Plan – North



		PINNACLE PROPERTIES DOMANI DEVELOPMENT LOT LAYOUT	
DATE	NO.	DATE	NO.
10/11/2011	1	10/11/2011	1
10/11/2011	2	10/11/2011	2
10/11/2011	3	10/11/2011	3
10/11/2011	4	10/11/2011	4
10/11/2011	5	10/11/2011	5
10/11/2011	6	10/11/2011	6
10/11/2011	7	10/11/2011	7
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10/11/2011	28	10/11/2011	28
10/11/2011	29	10/11/2011	29
10/11/2011	30	10/11/2011	30
10/11/2011	31	10/11/2011	31
10/11/2011	32	10/11/2011	32

Site Plan - South



MASTER PLANT SCHEDULE

Qty. Sym	Scientific Name	Common Name	Unit	Size	Spacing	Mature Height / Characteristics
2	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skyline'	Skyline Honeylocust	EA	2' Cal.	see plan 40 FT.	
2	<i>Lilium</i> 'Emerald City'	Emerald City Tulip Tree	EA	2' Cal.	see plan 55 FT.	
2	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	EA	1 1/2" Cal.	see plan 15 FT. Multi-stem	
5	<i>Deciduous Shrubs</i>					
14	<i>Arctostaphylos</i> 'Red Twig Dogwood'	Red Twig Dogwood	EA	48" Cont.	see plan	
14	<i>Yucca</i> 'Blue Chip'	Blue Chip Yucca	EA	48" Cont.	see plan	
6	<i>Hydrangea</i> 'Nikko Blue'	Nikko Blue Hydrangea	EA	48" Cont.	see plan	
5	<i>Rhododendron</i> x 'Winston's Angel'	Winston's Angel Rhododendron	EA	48" Cont.	see plan	
40	<i>Sporobolus heterolepis</i>	Prairie Dropseed	EA	18" Cont.	see plan	
20	<i>Saxifraga</i>	Autumn Moor Grass	EA	18" Cont.	see plan	
17	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	EA	18" Cont.	see plan	

LANDSCAPE REQUIREMENTS

FRONT YARD LANDSCAPE (238 LF & 4606 SF):
 REQUIRED: TREES (228 LF / 501 = 4.6, RND TO 5)
 PROVIDED: 4 OVERSTORY TREES & 2 ORNAMENTAL TREES (2:1 REPLACEMENT RATIO)
 REQUIRED: SHRUBS (4606 SF / 1000 = 4.6 * 8 = 36.8, RND TO 37)
 PROVIDED: 30 SHRUBS (7 SHRUB ACCOUNTED FOR BY 21 GRASSES AT 3:1 RATIO)
 REQUIRED: ORNAMENTAL GRASSES (4606 SF / 1000 = 4.6 * 12 = 55.3, RND TO 56)
 PROVIDED: 77 ORNAMENTAL GRASSES (21 GRASSES ACCOUNTING FOR 7 SHRUB AT 3:1 RATIO)

GENERAL NOTES: LANDSCAPE PLANTING

1. MASTER PLANT SCHEDULE, ALL TREE, SHRUB, AND ORNAMENTAL GRASSES ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLANT QUANTITIES SHALL PREVAIL.
2. PLANTING LAYOUT: LEAVE ALL TREE LOCATIONS AND A TYPICAL SHRUB/ORNAMENTAL GRASS BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. SHRUB/ORNAMENTAL GRASS GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. ALL OVERSTORY TREES SHALL BE MULCHED TO 30 INCHES FROM TRUNK (P.D.A. WIND) IN ALL DIRECTIONS AND TO A DEPTH OF 3' UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROVIDE AMENDED SOIL MIX FOR INCORPORATION INTO BACKFILL OF ALL ORNAMENTAL GRASS, SHRUB AND TREE AREAS. THIS AMENDED SOIL MIX SHALL BE A 50% BLEND OF TYPE 1 PERMANENT LAWN MIX WITH HYDROMULCH COVER PER SDAS SPECIFICATIONS. ORNAMENTAL GRASSES, SHRUBS AND TREES AMENDED SOIL MIX SHOULD INCORPORATE SOIL FROM THE SITE AS WELL AS AN ORGANIC COMPOST, BUT IT MAY ALSO USE EXISTING SOIL IF ORGANIC CONTENT MEETS THE MINIMUM REQUIREMENT. CONTRACTOR TO PROVIDE CERTIFICATION OF ORGANIC MATTER CONTENT OF EXISTING SOIL AND/OR COMPOST AND EXISTING SOIL BLEND PRIOR TO INCORPORATING MATERIAL AROUND ORNAMENTAL GRASSES, SHRUBS AND TREES.
5. PREPARING SPARK-CUT EDGE AND PLACING AMENDED SOIL AND SHREDDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BID ITEMS AND SHALL BE INSTALLED AS PER SPECIFICATIONS.
6. ALL AREAS NOT CALLED OUT AS PLANTING BEDS TO RECEIVE TYPE 1 PERMANENT LAWN MIX WITH HYDROMULCH COVER PER SDAS SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

BOLTON & MENK

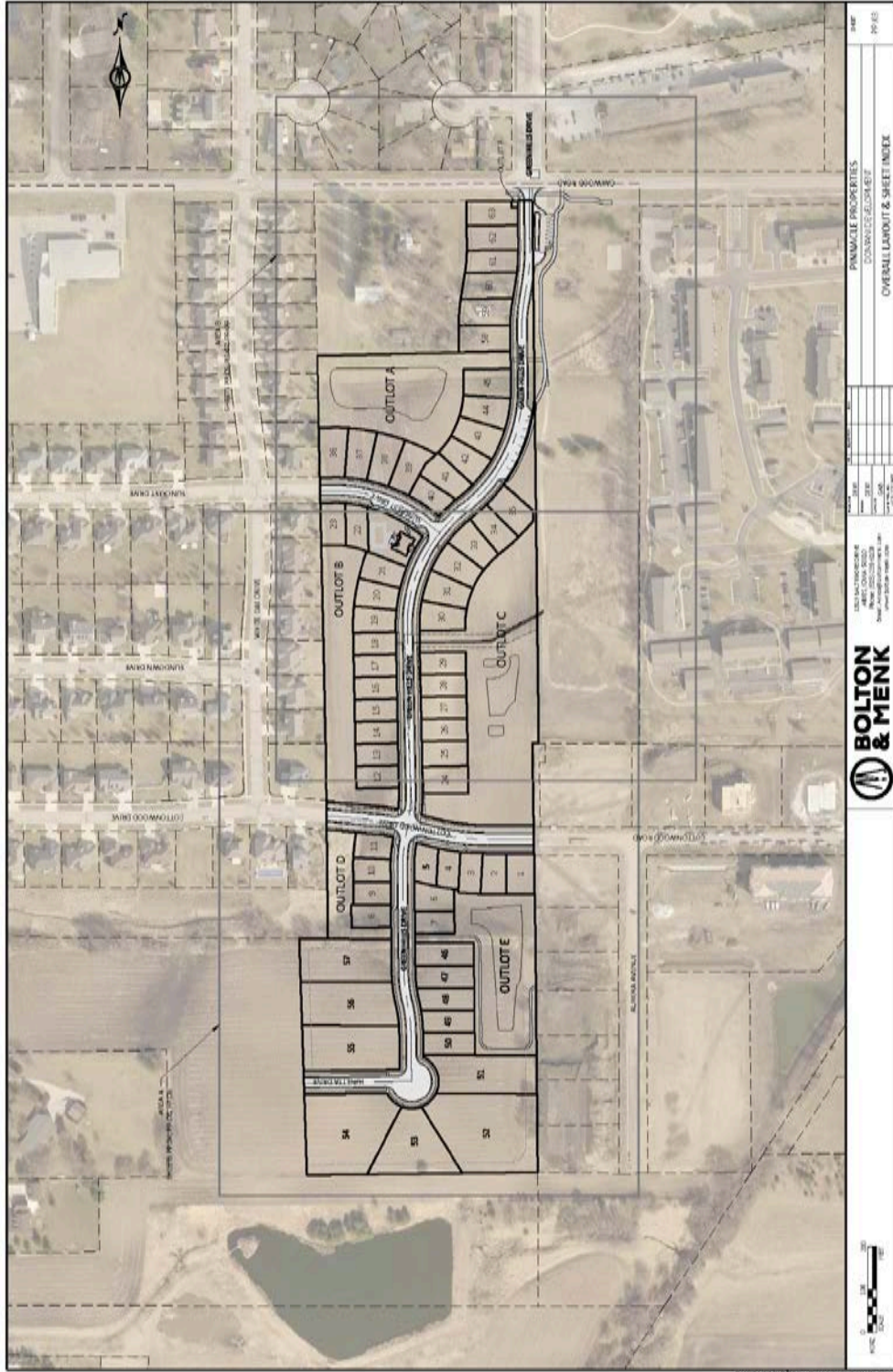
2525 BALDWIN DRIVE
 AMES, IOWA 50002
 Phone: 515-281-1100
 Email: Ames@boltonmenk.com
 www.boltonmenk.com

SHEET

PINNACLE PROPERTIES
 DOMANI DEVELOPMENT
 LANDSCAPING PLAN

9

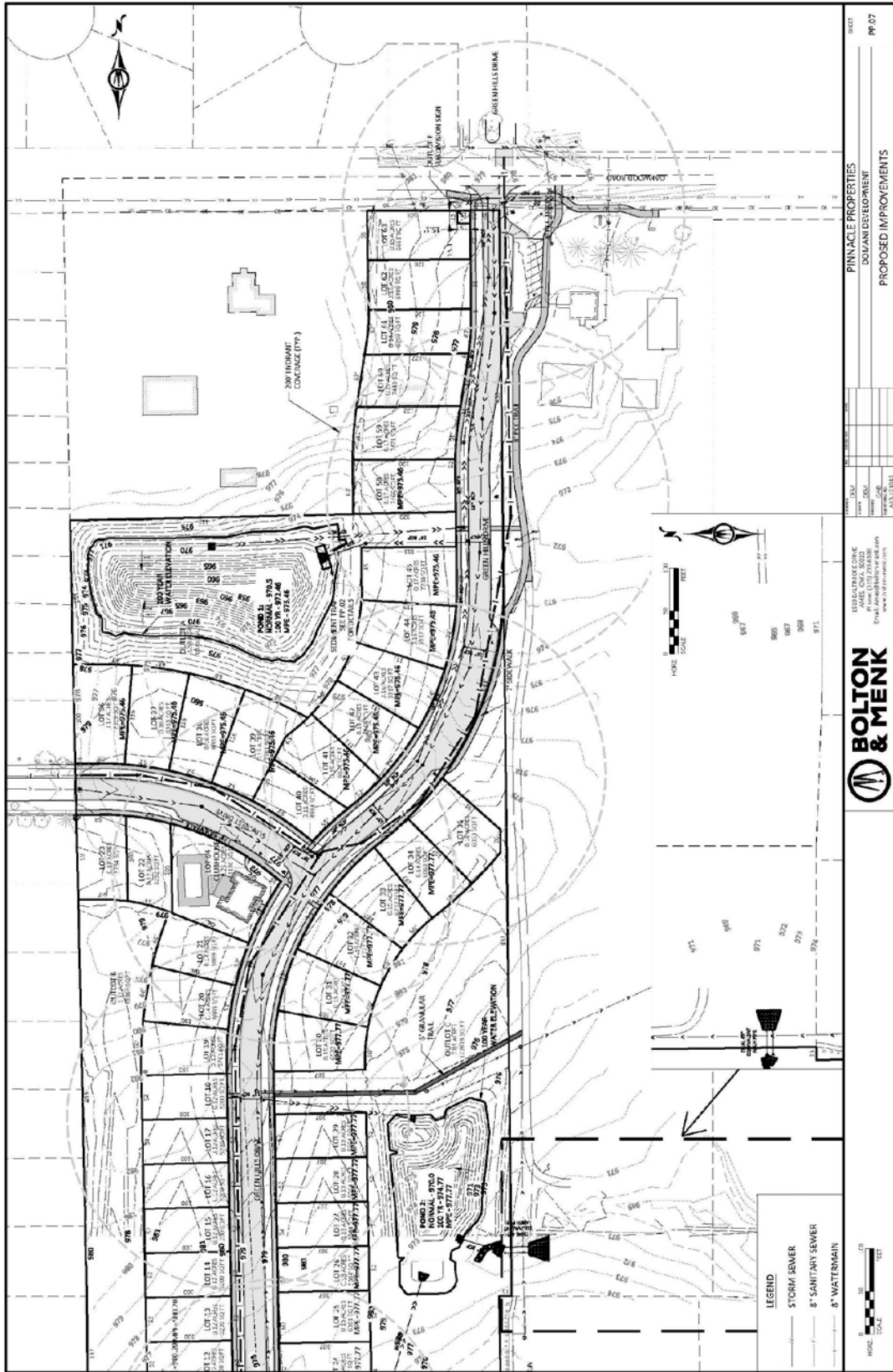
Preliminary Plat Package



Pinnacle Properties		CONTRACT NO. 2018-001	
OVERALL LAYOUT & SHEET INDEX		DATE: 08/15/2018	
NO. OF SHEETS	10	SHEET NO.	1
TOTAL SHEETS	10	DATE	08/15/2018
DATE	08/15/2018	SCALE	AS SHOWN
PROJECT	CONTRACT NO. 2018-001	PROJECT	CONTRACT NO. 2018-001
OWNER	Pinnacle Properties	OWNER	Pinnacle Properties
DESIGNER	Bolton & Menk	DESIGNER	Bolton & Menk
DATE	08/15/2018	DATE	08/15/2018



Site Layout



Preliminary Plat Layout – North

SHEET
PP.07

PINNACLE PROPERTIES
 DOWANI DEVELOPMENT
 PROPOSED IMPROVEMENTS

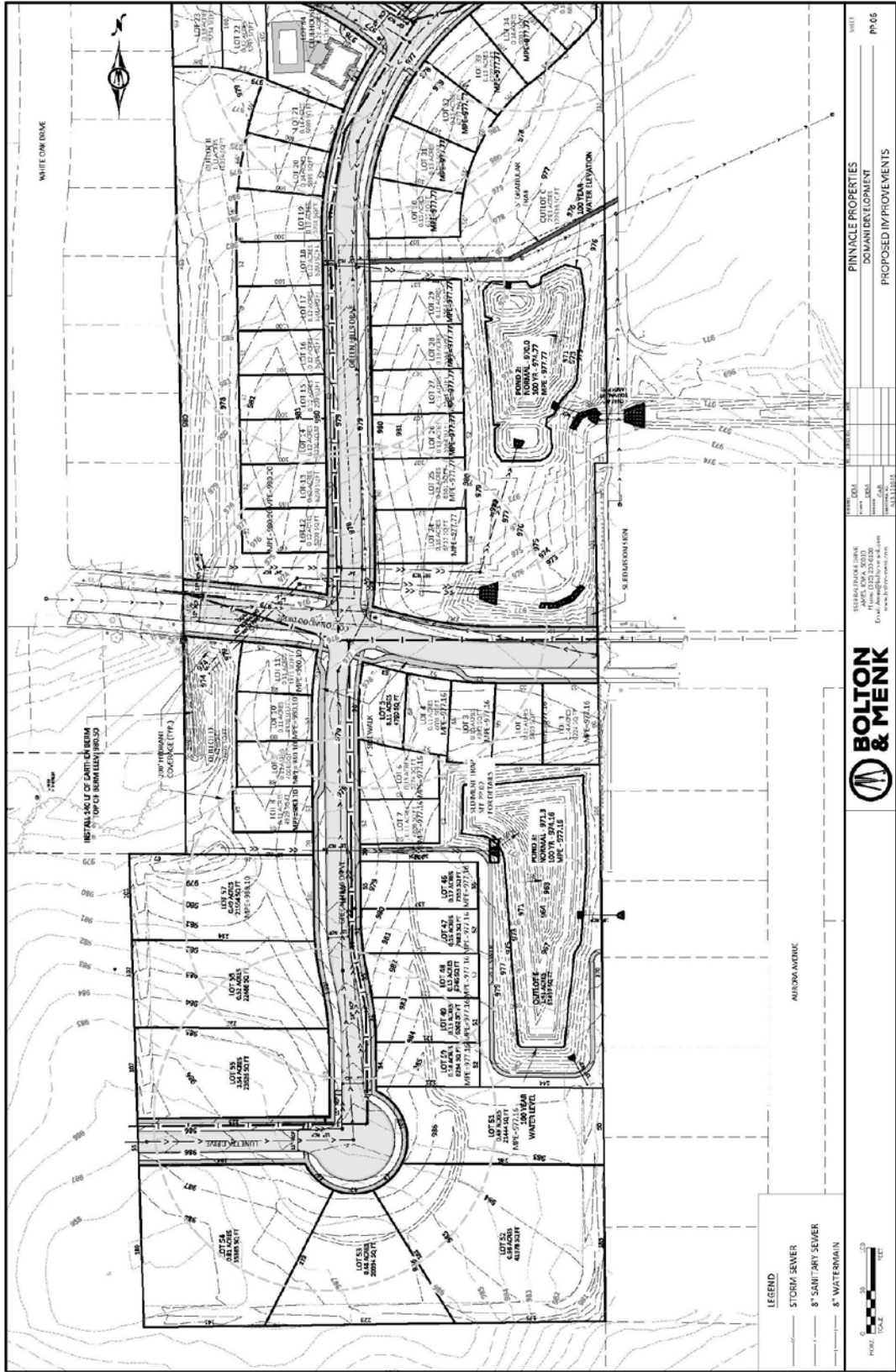
DESIGNER: BOLTON & MENK
 PROJECT NO.: 15112018
 DATE: 08/15/2018

BOLTON & MENK
 ENGINEERS, ARCHITECTS, PLANNERS
 15112018

LEGEND
 STORM SEWER
 8" SANITARY SEWER
 8" WATERMAIN

HORIZ. SCALE
 1" = 100'

HORIZ. SCALE
 1" = 100'



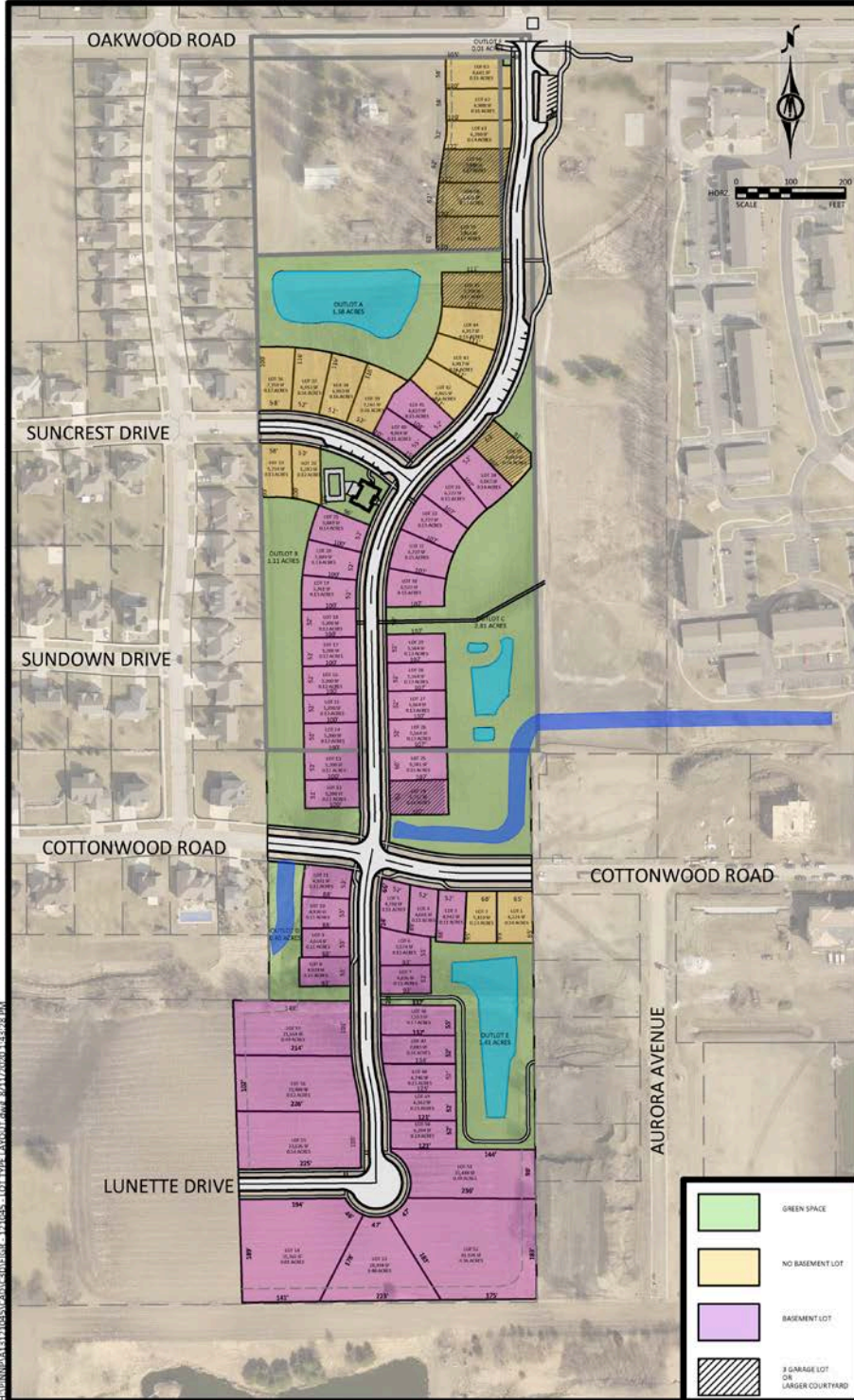
Preliminary Plat Layout – South

Attachment I

Home Placement on Lots

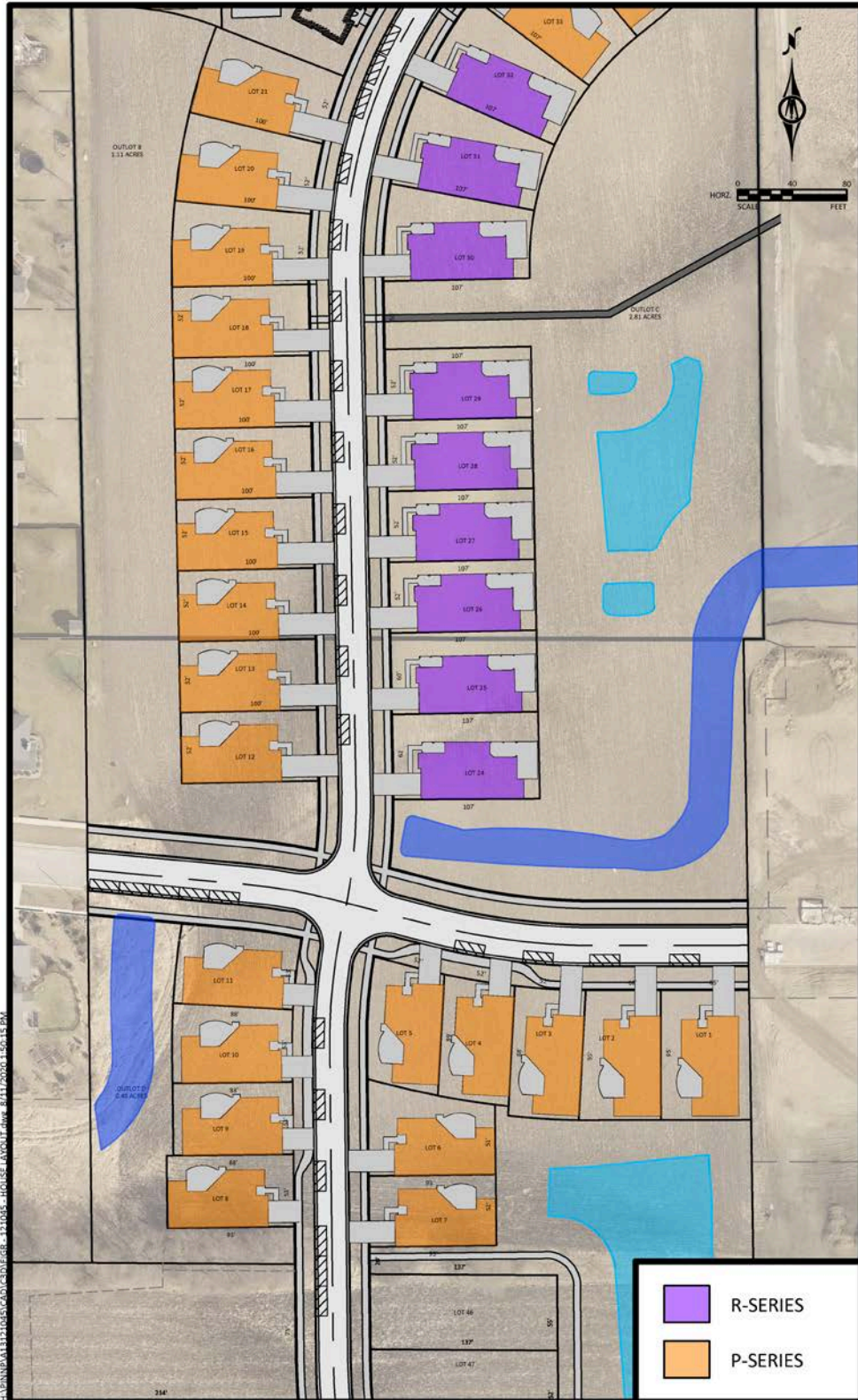
Domani Development
Pinnacle Properties

Lot Layout
August 2020

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Housing Key



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Home Placement - South

Attachment J

Model Homes – P Series







Attachment K
Additional Material Submitted by the Applicant