

COUNCIL ACTION FORM

REQUEST: REZONING FROM FLOATING SUBURBAN RESIDENTIAL MEDIUM DENSITY ZONE (FS-RM) TO A FLOATING SUBURBAN RESIDENTIAL MEDIUM DENSITY (FS-RM) PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH A PRELIMINARY PLAT AND A MAJOR SITE DEVELOPMENT PLAN FOR HAYDEN'S RIDGE AT 2098 WEST 190TH STREET

BACKGROUND:

574 Investments, LLC owns the property at 2098 West 190th Street, and is requesting rezoning with a Planned Unit Development (PUD), Major Site Development Plan and a Preliminary Plat of a parcel comprising 5.14 acres.

The applicant's request is to allow for a medium density residential development as single-family attached dwellings (i.e. units on individual lots) configured as townhomes and two-unit (duplex) type buildings. The Master Plan for the Quarry Estates Conservation Subdivision previously identified use of the site being proposed as Hayden's Ridge PUD as either apartments, single-family attached, or senior living (See *Attachment A for Location Map*). The applicant's narrative of the project is included as Attachment B.

The land to the east and south has single-family detached homes with conservation areas in between and immediately buffering this site. The property to the west is the Vintage Cooperative Independent Senior Living complex. Land to the north of 190th Street is in the county and primarily farmland.

The proposed development known as Hayden's Ridge consists of 44 residential lots for 44 dwelling units configured as 12 duplex unit lots and 32 townhome unit lots. The net density of the project is 10.44 units per acre where the minimum standard is 10 units per acre. There are two outlots for open space and a conservation easement. All the proposed homes will front upon a single looped private drive known as Aikman Drive running east-west through the site. Aikman connects to an existing shared private drive that extends to 190th Street. The private drive with its ingress/egress easements straddles the property line of this site and the Vintage Cooperative residential site to the west.

A PUD is a new zoning option in the Zoning Ordinance, created in early 2021. This proposed development will be one of the first to utilize the PUD zoning standards. The proposed rezoning to a PUD allows an arrangement of different housing types and lot sizes than allowed by standard zoning. It also allows for deviations to base zone standards in support of the different housing types. The Floating Suburban Residential Medium (FS-RM) base zone will remain applicable to the site and will guide minimum and

maximum density, uses, and the height and perimeter lot line setbacks.

The PUD requires findings regarding the establishment of the PUD and the allowed deviations from zoning as supportive of the principles of the PUD Overlay (Attachment G). Additionally, the PUD has required Supplemental and Compatibility standards that apply to a project (see Attachment H). **For this site, the proposed PUD primarily allows for use of the site with more individually platted lots and more common open space compared to standard development options for attached single family attached or multi-family buildings and utilizes a private street to serve each of the proposed lots.**

The subject site is originally part of the Quarry Estates conservation subdivision but is being developed and recognized as Hayden's Ridge PUD and the overall development must maintain minimum open space conservation areas consistent with the City's Conservation Subdivision standards. The proposed development maintains the requirements in the Conservation Subdivision that a minimum of 25% of the overall subdivision area is devoted to conservation open space and that 80% of all lots abut an open space. The open space shown in the middle of the site provides the type of design the Conservation Subdivision requires with clusters of homes separated by conservation area open space. The frontage of 190th Street also includes a required 25-foot conservation area landscaping buffer to be planted with native prairie plantings.

The Major Site Development Plan (MSDP) for Hayden's Ridge contains the site layout, including placement of pedestrian and vehicular circulation, parking, stormwater detention/retention, open space and amenities, and landscaping. (Attachments B and C) The MSDP accompanying the PUD request will be the controlling plan for development of the site and its specific uses upon approval of the PUD. The Preliminary Plat controls for lot layout and public improvements.

PUD STANDARDS – DESIGN COMPATIBILITY:

The layout has three rows of dwelling units. The developer proposes to build the townhomes in eight clusters of four units each and a southern row with six clusters of duplex-style units. Access to all units is from a common loop road through the middle of the site. The proposed layout provides both garage access and pedestrian access from the internal loop road.

The loop road design results in the private street acting both as an alley meant for rear access and as street frontage for front access. This results in a question of how to apply the design compatibility standards for primary entrances to the row of townhomes along 190th Street. The PUD has specific standards regarding front entry and garage access that require an interpretation of standards for the project.

The proposed design effectively uses the road as an alley to meet garage standards for both the middle row of homes and the 190th row of homes, even though the 190th homes have their primary entrance on the same façade as the garage. The middle row of homes

are essentially “through lots” with the rear garages with their primary entrance on the opposite front façade that connects directly to the internal sidewalk. The 190th Street homes include their primary entrance as a recessed entry connected to the internal sidewalk on the same façade as the garage. The “rear” facades along 190th Street do not have a primary entrance that connects to a sidewalk. **Due to the simultaneous purpose of the private road to serve different housing types, the developer seeks an interpretation that the proposed arrangement of façade features for garages and entries meets the intent of the PUD compatibility standards (29.1114(6)(a)) and is compliant as a PUD.**

If the proposed arrangement is determined to not meet the standards to the PUD, the applicant would need to revise the architecture of the 190th Street townhomes to meet the requirements for entry design. The applicant would likely either create a primary entrance facing 190th Street with a connection to the 190th Street sidewalk and have the garage façade treated as a rear alley or adjust the garage façade to not have the garage face protrude beyond the façade with the primary entrance. **See also the P&Z discussion and recommendation.**

ARCHITECTURAL FEATURES:

Common architectural features for the townhomes include gable roofs, dormer windows, fiber cement lap siding, and covered entries. The facades along 190th Street use varying gable projections to break up the façade appearance into smaller components. All the units are two stories and less than 30 feet in height. There are six sets of two attached units referred to as duplex homes even though each unit is on an individual lot. The duplexes are one-story in height. The duplexes include lap siding, dormer windows and covered porches over the front entrances. There are two different types of floor plans for the townhomes and one design for the duplex homes. To comply with compatibility requirements the developer has included covered entries and stoops, and garages are to be located on front facades in a manner that does not protrude beyond the front façade. Attachments D, E, and F are the architectural elevations of the homes.

LOTS AND SETBACKS:

The developer plans for smaller individual lots with common area maintenance in the center of the site. The proposed project includes open space of approximately 37% (excluding streets). This includes yard areas between homes as well as the main open space in the middle of the site. This exceeds the 10% common open space standard of the PUD.

The townhome lots range in size from 1,478 square feet to 3,600 square feet. The duplex building lots range in size from 4,554 square feet to 6,100 square feet. FS-RM base zone standards required minimum sizes of 1,200 square feet for interior lots and 2,400 for exterior unit lots. Eight of the exterior (end units) townhome lots in the middle row of townhomes are less than 2,400 square feet, all other lots exceed minimum requirements. A list of deviations is included in the addendum.

PUDs allow for internal setbacks to be reduced from neighboring property lines and streets. Side, front, and rear setbacks at the development perimeter will meet those of the base zone, FS-RM. All internal side setbacks, where applicable, will meet FS-RM requirements. The interior front and rear setback for the townhomes will be approximately 4 to 10 feet for the townhomes, which is a reduction from the typical FS-RM 10-foot and 20-foot rear setbacks. The developer does propose a 20-foot setback from garage to the paving of the private drive. The duplex homes will have a front 10-foot setback. The duplex rear setback will be 30 feet from the south perimeter property line.

LANDSCAPING:

The developer is proposing overstory trees throughout the site to provide for a street tree style design and also to shade parking areas in the center and east side of the site as is typical of the City general development standards. The landscape design meets open space and conservation subdivision goals with its arrangement of spaces and plant species.

The developer is proposing a mix of high and low shrubs along the parking area along the east edge of the site to screen and soften vehicular appearance to the single-family residential areas to the east across the conservation open space. In this case a mix of high and low shrubs is permissible to meet the standard when open space exists between both the single-family residential to the east and the proposed development.

FS standards typically require a 10-foot buffer to FS-RL zoning with a dense shrub and tree planting as a high screen. At the time of initial approval of the Quarry Estates Master Plan the abutting outlots were intended to provide for buffering primarily through distance, approximately 75 feet to the east and 200 feet to the south property lines of single-family detached homes. The proposed layout takes advantage of the outlot dimensions to provide greater separation of uses than is otherwise typical and there is no buffer proposed on site. The proposed single-family attached units do not trigger front yard landscaping requirements as would be the case with multi-family units.

The 190th Street frontage is a 25-foot conservation easement that will include prairie landscaping. This area is not intended to be used by the abutting homeowners as private spaces or as rear yards. The abutting homes and their rear patios are set between four to six feet from the conservation area.

ACCESS AND CONNECTIVITY:

The proposed development will have private streets that are 22 feet in width where a typical public street is 26 feet. The proposed width exceeds minimum fire access lane width requirements and allows for functional two-way traffic due to its low volume of traffic. Private Street standards are included with Attachment I.

The access to 190th Street from the site is via a shared access drive with Vintage

Cooperative to the west. **The developer has indicated they are in the process of meeting with Vintage cooperative representatives to amend the current cross access agreement in order to provide for shared maintenance of the access drive with the proposed development taken into consideration.**

Parking will be provided throughout the neighborhood in garages and in parking areas across the site. Homes with at least 20 feet of front yard setback can accommodate additional driveway parking. The dispersal of visitor parking and its connections to the units is consistent with the private street standards of the Subdivision Code.

Hayden's Ridge will extend and connect sidewalk across the portion of the site abutting 190th Street to connect the sidewalk to the west near Vintage Cooperative eastward and connect with McFarland Avenue as well as providing a sidewalk connection to the southeast across the conservation open space to McFarland Avenue and the rest of the Quarry Estates sidewalk network. This design meets the connectivity standards of the PUD.

STORMWATER:

The Hayden's Ridge site abuts developed stormwater systems to the east and south in the conservation open spaces. Water flows from the west through the site to the east. 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 has reviewed the stormwater management plan and found it to be acceptable as consistent with the overall requirements of Quarry Estates.

PLANNING & ZONING COMMISSION RECOMMENDATION;

At the January 19th Planning & Zoning Commission meeting, the Planning & Zoning Commission reviewed the proposed Hayden's Ridge PUD, Preliminary Plat and Major Site Development Plan.

The Commission discussed the developer's site layout, the front and rear façade descriptions, and proposed deviations. The focus of the discussion was the north townhomes adjacent to 190th Street and the design standards for entrances as they relate to garages. The P&Z recalled their discussion and input on the drafting of the PUD Overlay from the summer of 2021 and how they strongly supported the primary entrance design requirements in their recommendation to City Council.

During discussion, the Commission reviewed the intent and purpose of the PUD standards and how different configurations could be interpreted as they relate to the project. The applicant spoke in favor of their design that the PUD intent was met with the combined rear and front façade orientation of the north and middle rows of homes.

Several neighbors who reside at Vintage Cooperative spoke and expressed concerns regarding long term maintenance of the drive as both sites will use it for access to

190th Street. This driveway was required by the City to be a shared driveway at the time of the initial subdivision of the site, before development of the Vintage Coop. Vintage Coop neighbors also expressed concerns over how traffic would flow across the Vintage Coop property from Hyde to the PUD site, which is not part of shared driveway easement.

The Planning & Zoning Commission voted 4-1 to recommend that the City Council Approve with Conditions the request for Rezoning to a PUD with a Preliminary Plat and Major Site Development Plan for the property at 2098 West 190th Street with the conditions that:

1. That the compatibility standards of Section 29.1114(6)(a) be adhered to and architectural design of garage façade for the 190th townhomes be adjusted to comply with the standards of not having the garage protrude in front of the façade of the primary entry to the home with the entrance also facing the private street.
2. Request that City Council initiate a zoning text amendment to clarify applicability of the compatibility standards related to single-family attached housing units and alley access.
3. That a Maintenance Agreement be drawn up between Vintage Cooperative and the developer to address the maintenance of the north/south segment of the shared driveway.

As the motion was made and discussed, the intent of the condition was explained to mean that the internal private street orientation was a good layout choice, but that the building design should also comply with the design standards. It was suggested in the comments that shifting the garage back and moving living area forward and over the garage may allow for compliance with the primary entrance standard along the private street.

The Planning & Zoning Commission also added a condition that the developer and ownership of Vintage Cooperative to the west secure a maintenance agreement for the north/south drive that runs on the property line between both sites to accommodate maintenance needs with increased traffic.

ALTERNATIVES:

1. The City Council can:
 - A. Approve on first reading the Rezoning to a PUD with approval of a Major Site Development Plan and Preliminary Plat for the property at 2098 West 190th Street, thereby accepting the proposed layout for the 190th Street townhomes with the private street serving a dual purpose as an alley and a private street and therefore determining the homes along 190th Street meet the standard without having a front façade that complies with the compatibility standards.
 - B. Initiate a zoning text amendment to clarify applicability of the compatibility standards related to single-family attached housing units and alley access that maintains existing garage design standards and provide clear language on how to interpret front and rear facades in cases such as this.
 - C. Prior to final plat approval, provide a copy of a maintenance agreement for the shared common driveway with Vintage Cooperative.
2. Adopt the P&Z Recommendation to approve on first reading the Rezoning to a PUD and Approve the Major Site Development Plan and Preliminary Plat for the property at 2098 West 190th Street with the following conditions:
 - A. Prior to third reading of the rezoning, the developer shall provide for City Council approval an updated townhome design for the 190th Street homes that adheres to the compatibility standards of Section 29.1114(6)(a) for architectural design of garage façades by adjusting the design so the garage does not protrude in front of the primary entrance to the home that also faces the private street.
 - B. Initiate a Zoning Text Amendment to clarify applicability of the compatibility standards related to single-family attached housing units and alley access that maintains existing garages design standards and provide clear language on how to interpret front and rear facades in cases such as this.
 - C. Prior to final plat approval, provide a copy of a maintenance agreement for the shared common driveway with Vintage Cooperative.
3. Approve on first reading the Rezoning to a PUD and approve Major Site Development Plan and Preliminary Plat for the property at 2098 West 190th Street with the following alternative conditions:
 - A. Prior to third reading of the rezoning, the developer shall provide for City Council approval an updated townhome design for the 190th Street homes that adheres to the compatibility standards of Section 29.1114(6)(a) for architectural design of garage façades by either:

- i. Creating a primary entrance facing 190th Street with walkway connections to the sidewalk, or
 - ii. Redesigning the private street façade so the garage does not protrude in front of the primary entrance to the home that also faces the private street
 - B. Prior to final plat approval, provide a copy of a maintenance agreement for the shared common driveway with Vintage Cooperative.
4. Deny the request for Rezoning to a PUD with a Preliminary Plat and Major Site Development Plan for the properties at 2098 West 190th Street.
 5. Defer Action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGERS RECOMMENDED ACTION:

Staff finds that the proposed Rezoning to a Planned Unit Development (PUD) with a Major Site Development Plan and Preliminary Plat complies with the underlying base zone standards and the PUD standards with the deviations identified on the site plan and described within the addenda

Rezoning of the site is consistent with the Ames Plan 2040 Residential Neighborhood 3 (RN-3) designation that is intended for low- and medium-density suburban residential uses. The proposed uses are consistent with the initial use listing of the Quarry Estates Master Plan.

The PUD tool is designed to allow for unique subdivision designs on smaller sites. Staff views that the conditions at this location can be found to warrant allowing deviations from certain base zone standards to promote the type of proposed layout with individual lots and common area that meets the purpose of the PUD Overlay.

The proposed private loop street arrangement as an alley and street is somewhat unique and requires the City Council to consider how the design compatibility requirements should apply. The PUD intent is to support connectivity and quality architectural features while allowing for lot dimension, setback, and street design flexibility. Within the stated flexibility of the Overlay, the City did include some specific required design features to reinforce connecting and design quality within PUDs. There is no question about the design compatibility standard related to primary entrances itself, only how it applies to part of the private loop street.

The loop street design, with essentially through lots along 190th Street and in the middle of the site, has caused the developer to approach the design as a combined street and alley situation for access and orientation of entrances. **City Council could conclude the P&Z recommendation (Alt. 2) is the appropriate decision on how to apply the**

standard to the proposed PUD because of the clear language of the standard.

However, the PUD Overlay at the time it was drafted did not contemplate this specific situation where through lots abut a rural street section (190th Street) bordering a site such as this. Based upon these conditions, staff believes allowing the current proposal to move forward does not undermine the PUD standards with this mixed street/alley condition, but does believe more clear language is needed in the PUD standards regarding how to achieve the proper design of not allowing garages to protrude forward from front facades and entrances in through lot situations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ADDENDUM

FS-RM development standards requirement are listed in Table 29.1202(5)-2 and Table 29.1202(6). Identified deviations are listed below.

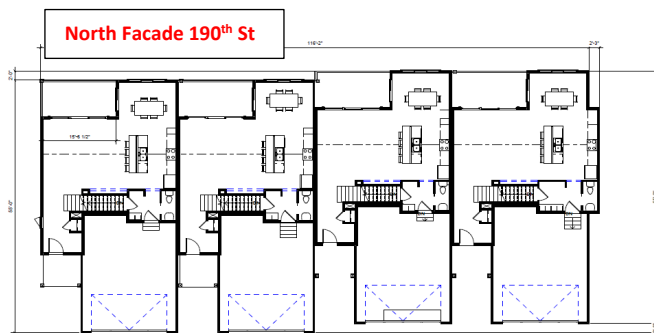
Standard	Permitted	Proposed
<i>Lot Width</i>	Minimum 24 feet	Minimum 23 feet
<i>Through Lot*</i>	Arterial/Collector only	Middle Row- Through Lots*
<i>Lot Size</i>	End Unit Min. 2,400 sq. ft.	End Unit Min. 2,066 sq. ft.
<i>Buffering</i>	Minimum 10 feet High Screen (east and south side of site)	Master Plan approved use of outlot as buffering
<i>Front Setback</i>	Minimum 10 Feet	-0- to stoop, 4 feet to façade, 10 feet duplexes
<i>Rear Setback</i>	20 feet rear façade, or either 8 feet or 20 feet to rear alley	20 feet from garage face to alley paving (10 feet on site to property line and 10 feet within private street lot to the paving) 190 th Townhomes minimum 4 feet from conservation area Outlot A.
<i>Street Width</i>	Local Public Street 26 feet.	Private Street 22 feet

* This issue discussed in more detail below in consideration of garages and entrances

COMPATIBILITY STANDARDS

Garages & Entrances

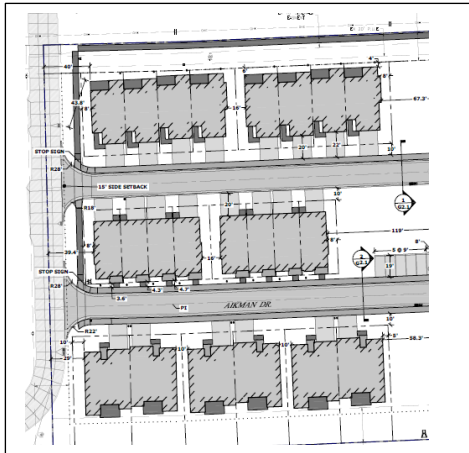
The developer proposes that the garages for the northern most row of townhomes be provided along with the front entry facing southward. This proposal has the garages extended protrude in front of the façade with the primary entry by approximately 15 feet to the door and 8 feet to the covered entrance, see inset floor plan below. This type of design does not align with the compatibility standards of the PUD ordinance in Section 29.1114(6)(a) which require that garages not extend forward in front of front facades and entrances.



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

South Facade Private Drive

Hayden's Crossing - Type A



The developer is requesting that this orientation be allowed in this case since the townhomes in the middle of the subdivision between both legs of the loop street will have their garages facing northward to the north leg of the loop street. This design puts the front facades of the middle row of townhomes and duplexes facing the south leg of the loop street and the rear façade of the middle townhomes facing north. In this situation the north leg of the loop street would act as both a street and alleyway.

The proposed arrangement has the primary entrances of the 190th Street homes connected to the internal sidewalk, but it does not address the architectural character intended for the primary entrance. The proposed look with the garages will appear as that of an alley compared to the south leg of the loop. Alternatively, the design could be modified to have a primary entrance on the north side of the units and create a connection to the 190th public sidewalk. Staff explored this option with the applicant and how it would interface with the conservation area along 190th street, which is intended to be minimally interrupted landscaped area, and the applicant chose to pursue this design to avoid impacts to the conservation area.

APPLICABLE REGULATIONS

Planned Unit Development (PUD) Development Principles.

Property that is zoned PUD must adhere to the development principles in Ames Municipal Code Section 29.1114. See *Attachment G and Attachment H*.

Subdivision and Private Streets

Preliminary Plats must comply with the standards of Chapter 23 of the Ames Municipal Code. See *Attachment I*

Attachment A- Location Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



2098 W 190th Street Rezoning

**Attachment B- PUD Application and Major Site Development Plan Excerpt
(full plans on file with Planning Division)**

1. Written explanation of the reasons for requesting rezoning:

- a. The PUD will allow for a private street versus a public street in a multifamily development. The homeowner's association will be responsible for the maintenance of the private street.
- b. The PUD will allow for revised City of Ames Design Standards (minimum lot area, principal building setbacks, minimum frontage, calculation for minimum density, & landscape buffer requirements). See proposed Planned Use Development Overlay District (PUD) Supplemental Design Standards Sheet G1.3.

2. Written explanation of the consistency of this rezoning with the Land Use Policy Plan (LUPP):

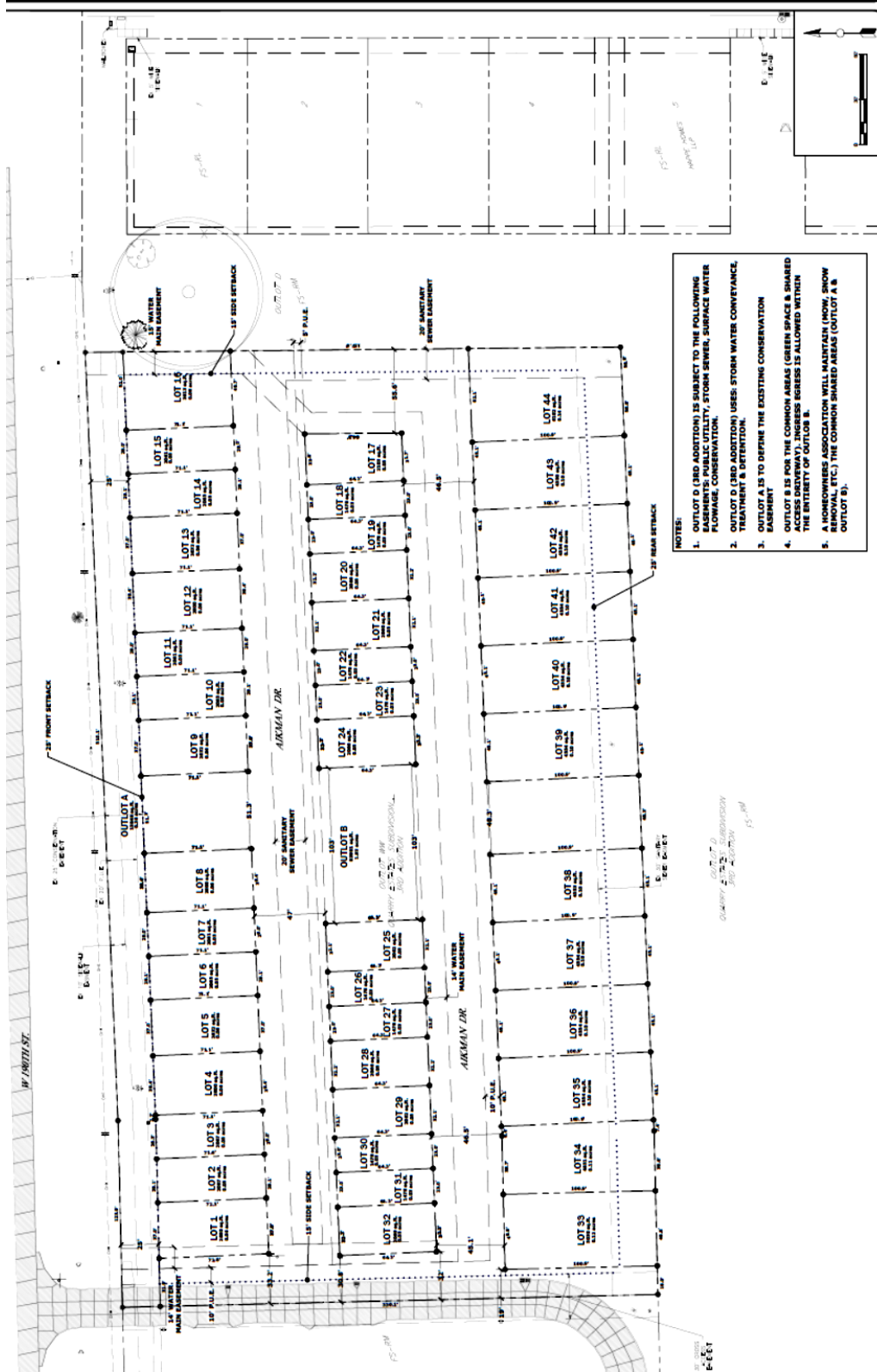
The requested rezoning is consistent with following goals of the LUPP:

- a. Future Land Use Map: The Future Land Use Map designates this property as Village/Suburban Residential. The property is currently zoned FS-RM which is consistent with the LUPP's "Village/Suburban Residential" classification (more specifically the "Suburban" classification). FS-RM allows for the development of single-family, two-family, and multi-family residential housing. The proposed PUD Development Rezone will be similar to the FS-RM zone regarding allowable residential uses and net density requirements. Suburban residential requires residential uses with more than a net density of 8.0 units per acre. The proposed PUD Rezone is for residential use (multi-family) with a net density of 10.76 units per acre. Therefore the PUD Development is consistent with the Future Land Use Map.
- b. The requested rezoning is consistent with following goals described in *Chapter One, Planning Base* of the LUPP. The existing property was rezoned to FS-RM which the City of Ames previously confirmed was consistent with the goals of the LUPP. The proposed PUD Development is consistent with those goals of the LUPP.
 - i. GOAL 1...to plan and manage growth. Additional land is needed to allow for residential growth and rezoning this property for residential use will help to achieve that goal.
 - ii. GOAL 2...adequate provision and availability of developable land. City has approved the platting of this property for multi-family development. The proposed PUD Rezone does not affect the development of this land.
 - iii. GOAL 3..."environmentally friendly" community. The Quarry Estates Subdivision is a Conservation Development which protects the environment and increases the amount of usable greenspace for residents to have direct access. The proposed PUD Rezone does not affect this goal.
 - iv. GOAL 4...provide a greater sense of place and connectivity.

PUD rezoning will allow development of a residential neighborhood adjacent to other existing and proposed residential areas. This neighborhood will be connected to other residential areas, commercial areas, and recreational areas by way of the existing and proposed system of roadways, sidewalks, and trails.

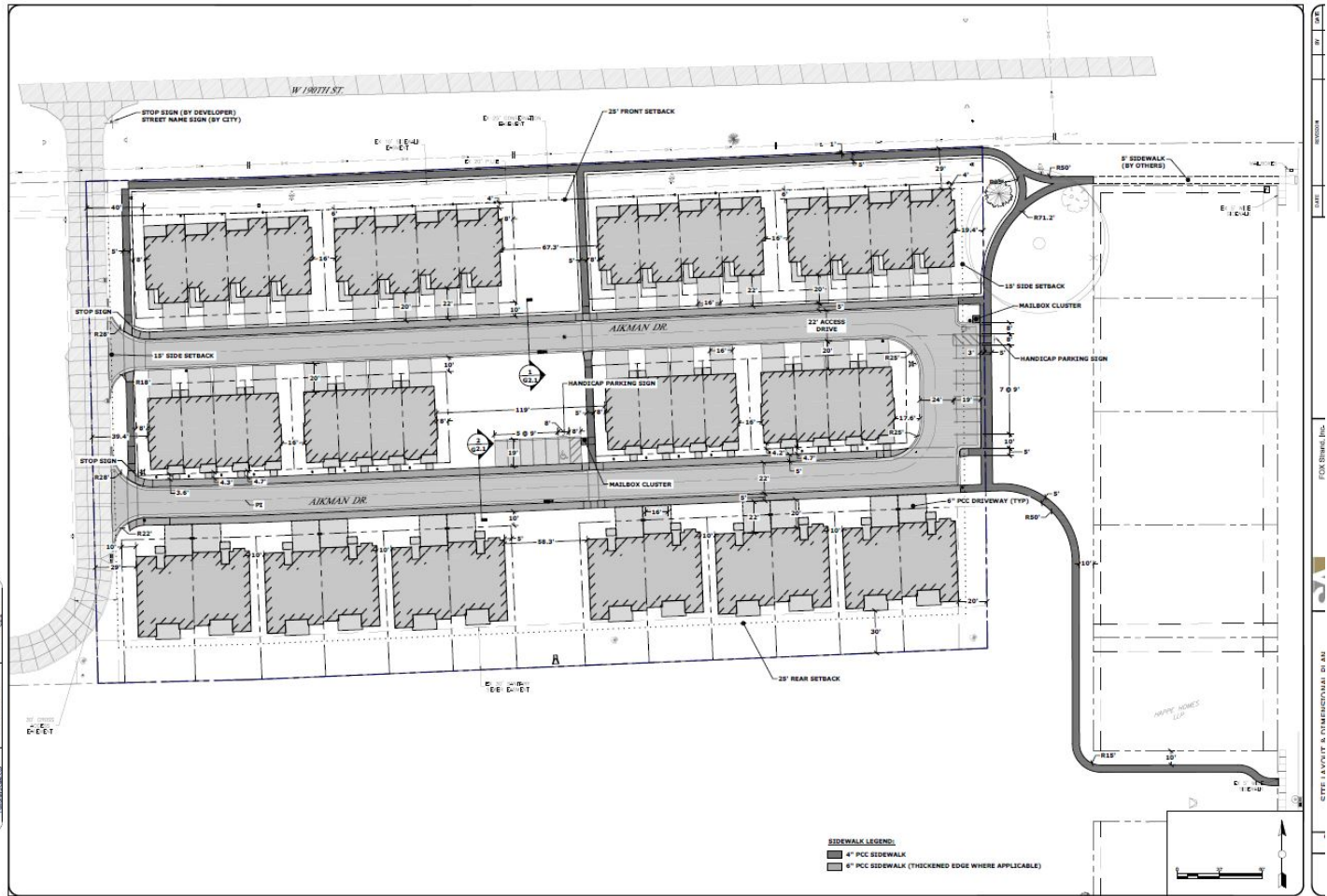
- v. GOAL 5...cost effective and efficient growth patterns. The costs of the development, common open space and utilities will be solely borne by the Developer. The homeowner's association will be responsible for all the street maintenance (replacement and snow removal).
- vi. GOAL 6...to increase the housing supply and to provide a wider range of housing choices. Rezoning to PUD will allow construction of three (3) unique housing types with a range of price points and square footage.
- vii. GOAL 7...to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative methods of transportation. The planned residential development will be directly adjacent to W 190th Street which is a major collector street. This street will be easily accessible for public transportation. The development will be connected to the City of Ames sidewalks and trail network.
- viii. GOAL 8...to enhance the role of Downtown as a community focal point. The PUD rezoning request does not propose any uses or activities that would duplicate those activities and services offered by the Downtown, which might diminish the role of Downtown as a community focal point.
- ix. GOAL 9...to promote expansion and diversification of the economy. Availability of housing choices is key to promoting opportunities for some employers. This development will provide additional types of residential housing not currently offered in this area.
- x. GOAL 10...to maintain and enhance its cultural heritage. The PUD is consistent with the overall conservation development of the Quarry Estates Subdivision.

Attachment C- Preliminary Plat Excerpt



- NOTES:**
1. OUTLOT D (3RD ADDITION) IS SUBJECT TO THE FOLLOWING EASEMENTS: PUBLIC UTILITY, STORM SEWER, SURFACE WATER FLOWAGE, CONSERVATION.
 2. OUTLOT D (3RD ADDITION) USES: STORM WATER CONVEYANCE, TREATMENT & DETENTION.
 3. OUTLOT A IS TO DEFINE THE EXISTING CONSERVATION EASEMENT.
 4. OUTLOT B IS FOR THE COMMON AREAS (GREEN SPACE & SHARED ACCESS DRIVEWAY). INGRESS EGRESS IS ALLOWED WITHIN THE BENTLEY OF OUTLOT B.
 5. A HOMEOWNERS ASSOCIATION WILL MAINTAIN (SNOW, BLOWN DEBRIS, ETC.) THE COMMON SHARED AREAS (OUTLOT A & OUTLOT B).

DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]



FOX GROUP, INC.
 CITY: JAYVET & TIMBERDALE, IN IN
 16

Attachment D- North Townhomes-Elevation



4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Material Schedule

- 1. PAINT - EXTERIOR - WHITE
- 2. PAINT - EXTERIOR - BROWN
- 3. PAINT - INTERIOR - BROWN
- 4. PAINT - INTERIOR - WHITE
- 5. PAINT - INTERIOR - GREY
- 6. PAINT - INTERIOR - DARK GREY
- 7. PAINT - INTERIOR - DARK BROWN
- 8. PAINT - INTERIOR - DARK GREY
- 9. PAINT - INTERIOR - DARK BROWN
- 10. PAINT - INTERIOR - DARK GREY

Attachment E- Middle Row Townhomes-Elevation



④ LEFT ELEVATION
SCALE: 3/8" = 1'-0"



② REAR ELEVATION
SCALE: 3/8" = 1'-0"



① RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



③ FRONT ELEVATION
SCALE: 3/8" = 1'-0"

MATERIAL SCHEDULE

- 1. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 2. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 3. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 4. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 5. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 6. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 7. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 8. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 9. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS
- 10. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 2x4 STUDS

Attachment F- Duplex Homes- Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

Attachment G-Rezoning Establishment Findings

Sec. 29.1114 “PUD” PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

(1) Purpose. The Planned Unit Development (PUD) Overlay zone is intended to allow flexibility in Zoning District and General Standards where design flexibility helps further the goals of the Comprehensive Plan and is compatible with its surroundings. The PUD zone is intended to:

- (a) Provide for innovative and imaginative development through flexibility in the design, placement of buildings, clustering of housing types, use of open space, and related site and architectural design considerations;
- (b) Increase the stock of diverse housing types for a variety of income levels;
- (c) Promote efficient land use and infrastructure construction, while maintaining high-quality living environments for privacy, architectural interest, streetscape, walkability, and open spaces for private and common use;
- (d) Provide for a variety of private and common open space areas corresponding to smaller lot sizes along with additional amenities for larger developments;
- (e) Encourage and preserve opportunities for energy efficient development; and
- (f) Encourage context-sensitive infill development.

(3) Establishment. The PUD Overlay zone applies to all lands that are zoned PUD on the Zoning Map. A Zoning Map Amendment may be approved provided the City Council makes the following findings:

- (a) The Zoning District and Overlay are consistent with the comprehensive plan.
- (b) The property on which the PUD is requested has a residential zoning of RL, RM, UCRM, RH, FS-RL, FS-RM, S-SMD, or is concurrently proposed to be changed to one of these Zoning Districts.
- (c) The existing and proposed infrastructure is sufficient in design and capacity to support the project with water, sanitary sewer, storm drainage, streets and other transportation related facilities.
- (d) The PUD Master Plan includes interconnected pedestrian and bicycle circulation routes to the surrounding areas and within the development.
- (e) The proposed PUD Master Plan is consistent with the requirements of this ordinance and all deviations, exceptions, and limitations stated on the Master Plan are clear, identifiable, and necessary in support of the design concept and the purpose statements of the overlay.
- (f) The proposed PUD Master Plan is in harmony with the purpose of the overlay.
- (g) Findings for approval of a Master Plan with a PUD Overlay rezoning may be deferred, when the City Council initiates a property rezoning.

Attachment H- PUD Standards-Excerpt

**Table 29.1114 (5)
Planned Unit Development Overlay District (PUD)
Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	PUD ZONE
Area Requirement	Minimum area of two acres or more, except when environmentally sensitive areas, natural features, or scenic assets are being preserved.
Density	<p>Zoning district density requirements shall apply.</p> <p>Where a development encompasses more than one zoning district, each area of the PUD development shall comply with the density requirements that are set by the zone for that area. Density transfer is not permitted.</p> <p>Developments with a minimum of 10% affordable housing units made available for sale or rent to moderate or low-income households as defined by the Federal Housing and Urban Development Department (HUD) for the City of Ames, may include a density bonus of 15% rounding up to the next whole unit, or one (1) dwelling unit, whichever is greater. An affordable housing plan and binding agreement for maintaining affordability must accompany the PUD application.</p>
Minimum Lot Area / Width / Frontage:	Individual lot area, width, and street frontage may be reduced from the Zoning District and General Standards as long as the lots are sized to accommodate the required development standards of this chapter and comply with the compatibility standards of Section 29.1114(6). All lots must have approved access to a public way or a private street.
Minimum Principal & Accessory Building Setbacks and Lot Coverage	<p>Minimum setbacks and maximum coverage may be modified from the underlying zoning district requirement if the compatibility conditions of Section 29.1114(6) are met. Setbacks at the perimeter of the Overlay may not be reduced along an abutting lot without a finding there are physical circumstances justifying a reduction. Reduced setbacks must be identified on the Master Plan.</p> <p>Setback encroachments and exceptions will not apply to reduced yards unless authorized by the PUD.</p> <p>Garage access shall be a minimum setback of 20 feet when accessed from a public street. Reduced setbacks may be permitted along private streets and alleys.</p>
Street Trees and Minimum Landscaped Area	Landscaping and screening shall conform to requirements of this Chapter, unless approved as an Alternative Design. Each development shall include space for the planting and subsequent maturity of street trees. Reduced setbacks shall not encroach upon these defined locations for street trees and other landscape trees. A street tree plan illustrating the location of trees along with proposed building footprint and driveway areas must be approved with the project.

Maximum Height-Principal Building	Zoning District height requirements shall apply to a building within 100 feet of an abutting lot of a different residential zone or residential land use designation.
Parking Requirements	Parking spaces shall be provided as prescribed by this chapter; however, required parking locations may be approved by the City Council in common areas or on a street within the boundaries of the PUD. Affordable housing for low- and moderate-income households may have parking reduced to a maximum of two parking spaces for apartment buildings.
Street/Infrastructure Improvements	Street improvements, water, sanitary sewer, storm sewer improvements, park dedication, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City. Private streets (if included) must comply with provisions of the Subdivision Code.
Common Open Space and Amenities	<p>Minimum of 10% of the gross area shall be devoted to common open space. The intended purpose of the proposed open space must be set forth in the plan. The land provided for common open space must be improved for its intended purpose, and readily accessible to residents. Provide for the ownership and maintenance of the common open space. Phasing of improvements shall be clearly described in the development plans and may be required to be set forth in a legally binding instrument.</p> <p>Clubhouse, roof deck patios, and similar community amenities may be credited toward the open space requirement.</p> <p>Developments exceeding 50 dwelling units shall provide for usable open space and amenities to serve the residents of the development which may include a combination of common area and private usable yard areas located outside front yard setbacks.</p> <p>Development of medium and high-density developments may be exempt from providing common open space area when recreational amenities, such as clubhouses, pools, or sport courts, are sufficiently provided for as an alternative.</p>
Block Design	<p>Layout and design shall create an interconnected network of streets with block faces that do not exceed 660 feet within the development. Where practicable, block lengths are encouraged to be 500 feet or less. Block faces may exceed 660 feet where physical or environmental conditions preclude a more interconnected street network. Use of cul-de-sacs and dead-end streets shall also be limited to these situations.</p> <p>When blocks exceed 600 feet, the PUD shall accommodate pedestrian crossings, walkway connections through a block, or other means of enhancing the pedestrian circulation system for interconnectedness.</p> <p>Use of alleys, off-site parking, or other shared access means is desirable to maintain a consistent street frontage with minimal interruptions by driveways to street trees, lighting, on-street parking, and sidewalks as well as providing opportunities for alternative housing options such as cottage courts.</p>

(6) **Compatibility Standards.** Minimum lot area, lot width, lot frontage, setback, and maximum site coverage requirements may be reduced to provide for a variety of dwelling types. Any such modification to the Zoning District requirements must be noted on the Master Plan.

Due to the concentration of dwelling units that will occur if these dimensional requirements are reduced, the following compatibility standards are required:

(a) **Garages and Driveways.** Garages and off-street parking areas must be located so that they do not define the front façade of the dwelling. This standard is met when a garage does not protrude forward from the front façade.

The development must include adequate right-of-way and driveway spacing to accommodate parking and street trees. The width of driveways may need to be reduced and garages setback an adequate distance to accommodate these elements. Shared driveways are encouraged to address street design goals. Alley or private rear lane access is also an option.

(b) **Entrances.** Main entrances to dwelling units must be clearly identifiable and accessible to the owner and visitors. The main entrance must be demarcated by one of the following: covered porch or stoop; sidelight windows; or other significant architectural treatment that emphasizes main entrances. Main entrances shall be directly connected to the pedestrian circulation system of the development.

(c) **Massing.** Multi-family buildings proposed abutting single-family and or two-family buildings should be of a scale, massing, window proportions, and architectural style that is compatible with abutting lower density residential development.

(7) **Other Conditions.** Other conditions may be imposed if found necessary for health, safety, and general welfare. Such conditions include, but are not limited to, the following:

(a) **Future Development.** Provide for future development in a manner that does not impede the continued use or development of surrounding properties for uses permitted within the Zoning District or planned for in the comprehensive plan;

(b) **Existing Trees.** The preservation of existing trees shall be considered when siting buildings, underground services, and paved areas;

(c) **Landscape Buffering.** Landscape buffering may be required to maintain privacy or reduce unusual impacts of noise, light, or height on adjoining properties; and

(d) **Infill Compatibility.** The design of the PUD is compatible with its surroundings and/or complementary to adjacent development.

(8) **Minor Changes.** Minor changes to the approved Master Plan and subsequent Site Development Plan may occur after a determination by the Department of Planning and Housing staff that the proposed changes are minor in nature, and revised plans have been provided for purposes of keeping the Site Development Plan Major current. However, the Planning Director may refer any change to the City Council for approval. A minor change is defined as a change that satisfies all of the following criteria:

(a) Does not constitute a change in the land use of the project;

(b) Does not change the overall general layout and design of buildings, open spaces, landscaping, parking, and circulation;

(c) Does not change the number of buildings or the number of dwelling types by more than 10%;

(d) Does not increase the density of units in the project or the intensity of use as related to parking requirements, i.e., floor area of use and bedroom counts, by more than three parking spaces;

(e) Does not allow an increase in the height of a building or grading of the site by more than two feet in total. Any height increase must not allow additional stories;

(f) Does not exceed the allowed deviation or exception to zoning standards; and

Does not remove or reduce the quality of architectural character, design features, or use of high-quality building and roofing materials at the time of initial construction.

(Ord. 4440, 6-8-21)

Attachment I-Subdivision Standards

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following:

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.

(3) Planning and Zoning Commission Review:

(b) 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.

(c) 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. (Ord. 4441, 6-22-21)

(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.

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

Design Standards:

(16) Private Streets and Alleys.

City Council may approve private streets and alleys as part of a Subdivision. Private streets and alleys are subject to the following requirements:

(a) The proposed private street serves as access to a cluster or small group of housing units and is not intended for use by through traffic. Private streets and alleys may also serve as access to townhouse-style developments.

- (b) The proposed private street or alley is designed and constructed such that it meets or exceeds Iowa Statewide Urban Design and Specifications (SUDAS) standards and the City of Ames supplement design standard requirements regarding, pavement profile, base, and drainage. The typical private street and alley will have a minimum design life of 30-years.
- (c) Verification of finished construction according to approved plans by the engineer-of record or other qualified engineer.
- (d) Responsibilities for maintenance, upkeep, and snow removal, are established through a legally binding instrument.
- (e) A permanent easement for shared access and emergency vehicle access is recorded.
- (f) The design and layout of the private streets and alley shall address the following:
 - (i) Street width to allow for two-way traffic.
 - (ii) Fire access and turnaround requirements as required by the Ames Fire Code.
 - (iii) For developments of six or more single-family detached or attached dwellings along a block face, provides on-street parking spaces similar to the spacing included on a public street or provides for guest parking bays within common area.
 - (iv) Sidewalks along the street or other pedestrian circulation system improvements connecting to front doors of homes.
 - (v) Street tree planting plan.
 - (vi) Lighting plan.

The City Council may modify the private street requirements when the street serves non-residential development or apartment dwellings; however, Section 23.403(16)(d) shall still apply.

Attachment J- Ames Plan 2040 Excerpts

LAND USE: CATEGORIES

Residential Neighborhood 3 (RN-3: Expansion)

CHARACTERISTICS

- » Contemporary but diverse development options in planned expansion areas of the City, known as FS zoned areas. Originally envisioned in the 1997 LUPP as “villages” and residential subdivisions.
- » Primarily residential and largely single-family at low and medium densities. Some medium-density apartment developments.
- » Conventional suburban lot sizes in subdivisions.
- » Limited or no transit access.

- » Access to private green space, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- » Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- » Common pattern of automobile-oriented design with front-loaded garages.
- » Includes small commercial nodes.

APPLICABLE EXISTING ZONING CATEGORIES

- » FS-RL Suburban Residential Low-Density
- » FS-RM Suburban Residential Medium-Density
- » F-PRD Planned Residence District
- » PUD Planned Unit Development Overlay District
- » RLP Residential Low-Density Park

GOALS

- » Wide range of housing types and price points, need to incorporate attainably priced owner occupied housing.
- » Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- » High level of internal connectivity and planned street linkages to surrounding developments.
- » Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.
- » Target minimum gross density in major new development areas of 6 units per acre.



DEVELOPMENT GUIDELINES

- » Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- » Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- » Street, sidewalk, and trail connectivity.
- » New development requires neighborhood and community parks. See also Parks and Recreation Chapter.
- » Plan to accommodate transit extensions into developing areas by design and density levels.
- » Allow common accessory functions, places of worship, and parks.
- » Apply minimum density standards to new development, single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium-density.

PUBLIC ACTIONS

- » Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- » Permit accessory dwelling units with lot size and design standards.
- » Extend trail network into growth areas.
- » Support transit extensions to serviceable areas.
- » Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 2098 W. 190th Street, is rezoned from Floating Suburban Residential Medium Density (FS-RM) to Floating Suburban Residential Medium Density Planned Unit Development (FS-RM PUD) Overlay.

Real Estate Description: A subdivision of Outlot YY in Quarry Estates Subdivision, Second Addition in the North Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa. Containing 39.20 acres.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor