

ITEM #: 29  
DATE: 03-08-22

## COUNCIL ACTION FORM

**REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR APARTMENT BUILDINGS  
LOCATED AT 913 & 915 DUFF AVENUE**

### **BACKGROUND:**

Lauris Olson, of Home Allies, Inc., is the developer of the property at 913 and 915 Duff Avenue and abutting property at 115 9<sup>th</sup> Street (Attachment A). The owners of properties at 913 and 915 Duff Avenue are Julie A. and Harold E. Pike while the owner of the property at 115 9<sup>th</sup> Street is Harold Pike. The properties on Duff Avenue are located in the Residential Medium Density Zoning District (RM) and within the Single-Family Conservation Overlay Zoning District (O-SFC) (Attachment B).

Each of the lots on Duff Avenue are proposed to have one, four-unit one-story apartment building (Attachments D & E). Previously, each lot contained a single-family home that had been converted to a duplex (913) and a six-unit multifamily apartment building (915) respectively. The buildings at both 913 and 915 Duff were demolished in 2012. The abutting lot at 115 9<sup>th</sup> Street has no proposed improvements, which is only eight feet wide. This lot served as an access to the rear of the properties prior to their demolition in 2012. The applicant intends to sell this lot.

The O-SFC zoning district allows for single- and two-family homes by right and for multi-family buildings (apartments) with City Council approval of a Major Site Development Plan (AMC Sec. 29.1101(5)). Attachment C outlines the O-SFC Multi-family requirements. **The O-SFC requires all new projects comply with design standards intended to “conserve the existing single-family residential character” and to “protect single-family neighborhoods while guiding the transition to higher density and compatibility with the surrounding uses where intensification is permitted”.** The standards include requirements for roof slope, façade design (dormers, window dimensions, front doors, porches or stoops, etc.), and height (Attachments G & H). All other development standards of the Zoning Ordinance, such as parking and landscaping also apply to development of the Site (Attachment F).

The proposed project includes two, one-story buildings with mirrored floor plans and architectural features. Each building contains four efficiency apartment dwellings with a shared laundry facility that are all accessed via a common corridor. Each unit has access to an individual patio. The front of each unit includes a covered stoop for the primary entrance oriented to Duff Avenue. The proposed project includes a single, shared driveway to Duff Avenue with all parking at the rear of the site. Additional details regarding the design features and conformance to zoning standards is included within the addendum.

## **PLANNING & ZONING COMMISSION RECOMMENDATION:**

At the February 16<sup>th</sup>, 2022 meeting, the Planning and Zoning Commission voted 4-0-1 to recommend that the City Council approve the Major Site Development Plan for 913 and 915 Duff Avenue and 115 9<sup>th</sup> Street. Commissioners discussed the potential use of the 8-foot lot on 9<sup>th</sup> Street. Staff explained that using it was not feasible or related to the current proposed apartment buildings. Ms. Olson explained that she would be selling the lot to the owner of 119 9<sup>th</sup> Street.

Commissioners also discussed the zoning standards for the two sites and the shared access, including how to guarantee the shared access on two separate lots.

Colby Fangman, who resides across Duff Avenue from the property, spoke during the public hearing. He stated that he was not opposed to the project, but requested cosmetic changes to differentiate the buildings in consideration of the intent of the O-SFC. He also requested that when the water line is installed for 915 Duff Avenue, the large evergreen tree near the northeast corner be taken into consideration so that its roots are not damaged. He also requested that native plantings be considered for the landscaping.

## **ALTERNATIVES:**

1. Approve the Major Site Development Plan for 913 and 915 Duff Avenue and 115 9<sup>th</sup> Street with the following conditions:
  - a. Record a shared-access easement for the shared driveway prior to issuance of a building permit.
  - b. Include tree protection during project construction for the large evergreen tree to the north of 915 Duff Avenue and shift the proposed water line south to minimize impact to the tree's critical root zone.
2. Approve with modifications the Major Site Development Plan for 913 and 915 Duff Avenue and 115 9<sup>th</sup> Street if it does not find the proposed project to conform to the standards of the O-SFC and Major Site Development Plan criteria.
3. Deny the Major Site Development Plan for 913 and 915 Duff Avenue and 115 9<sup>th</sup> Street.
4. Defer action on this item and request more information from staff.

## **CITY MANAGER'S RECOMMENDATION:**

The proposed Major Site Development Plan is required within the Single-Family Conservation Overlay Zoning District (O-SFC) in order to construct new multifamily buildings in the neighborhood. O-SFC requires compliance with architectural and compatibility standards unique to this area. The base zone, Residential Medium Density (RM), allows for up to four units per lot based on the square footage of the lot.

The site plan includes the required architectural and design features of the O-SFC in addition to compatible building setbacks and parking lot setbacks. Within its boundaries, the O-SFC also limits dwelling unit intensification to a maximum of 648 units. The proposed eight apartment units are not a net gain in units for the neighborhood as there were eight total units across the lots prior to the 2012 demolition (Attachment C).

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, recommending that the City Council approve the Major Site Development Plan for 913 and 915 Duff Avenue and 115 9<sup>th</sup> Street.

## **ADDENDUM**

**Project Description:** Lauris Olson, of Home Allies, Inc., is requesting approval of a Major Site Development Plan to construct two fourplexes. One building apiece will be on the lots at 913 and 915 Duff Avenue. The lots are located in the Residential Medium Density Zoning District (RM) and the Single Family Conservation Overlay Zoning District (O-SFC) (Attachment B). The maximum number of units is controlled by the RM zoning: 7,000 square feet for the first two apartment dwelling units and 1,800 square feet for each additional unit. At 10,989 square feet for 913 and 10,967 for 915, each lot allows four units.

The O-SFC, however, requires a Major Site Development Plan approval by City Council for new multifamily developments (Sec. 29.1101(5)). Although the two lots have shared access, each site must comply individually with all development standards related to setbacks, coverage, parking, landscaping, etc.

**Site Layout and Building Design:** Each single-story, four-unit building will be 2,248 square feet. The structures will be mirror images of one another. The units in each building will be connected by an interior hallway that will lead to laundry and mechanical rooms. Each unit will also have a door leading directly out to an individual, fenced, outdoor patio space.

The buildings have been designed to comply with the requirements of the Single Family Conservation Overlay. The goal of the overlay district is to maintain the historic character of the neighborhood for new development. This property is not within the nearby historic preservation district for Old Town. Fundamental design requirements of the overlay district include 6:12 pitched roofs, maximum primary façade width of 38 feet, covered primary entrances, orientation of buildings, and fenestration (window) requirements.

The properties will share a driveway that will run along the shared property line and lead to a parking lot in the rear. Each lot has the minimum number of required spaces. The parking lot is screened as required by the Zoning Code and has the required number of shade trees.

**Landscaping:** The Single Family Conservation Overlay requires front yard plantings, including shrubs and trees. The minimum tree standard is one tree per 50 linear feet of frontage. The frontage is approximately 57 feet and two trees will be provided per lot. The minimum shrub standard is 9 shrubs per 50 linear feet; a mix of deciduous and coniferous is required. The applicant will be providing 12 shrubs per lot with the required mix. The mechanical units will also be screened with grasses as required by O-SFC.

The parking area requires one tree per 200 square feet of the required landscape area. The landscape area size must be at least 10% of the size of the parking lot. The parking lot is 2,463 square feet per lot and each lot must have 246 square feet of landscape area. Each lot will have two trees for parking lot shading.

The parking lot is required to be screened. Without a 6-foot fence, the screening along the rear of the property is one shrub per 6 feet. The rear of the parking lot on each lot is 31 feet, requiring six shrubs per lot for a total of 12 shrubs, which the applicant will provide.

The parking lot screening on the north and south of the lots is one shrub per 20 feet. The neighboring properties have 6-foot-high fences, which can count towards the fencing requirement that lowers the shrub requirement. Should the neighboring fences come down, the property owner of 913 and 915 Duff Avenue will need to provide new 6-foot fences as specified in the Zoning Ordinance as screening is required of multifamily parking lots. The parking lot is 61 feet long along both the north and the south requiring 4 shrubs, which are provided. A total of eight shrubs will be planted.

**Parking/Access:** Multifamily units are required to have one-and-a-half parking spaces per dwelling unit for one-bedroom units (and efficiencies). Four units per lot equates to six parking spaces per lot, which are provided at the rear of each property. Each lot contains one accessible ADA-compliant parking space (included in the six total spaces). The parking lot, which spans the shared property line, is accessed by a driveway off Duff Avenue. Shared driveways are required when accessing arterial streets.

**Water & Sewer Utility Service:** Each lot will take water service from the 8-inch main in Duff Avenue via a 6-inch line. The lines will be bored under the street. Each lot will also have separate sewer service, connecting to the line in Duff Avenue.

**Major Site Development Plan Criteria:** Additional criteria and standards for review of all Major Site Development Plans are in Ames *Municipal Code* Section 29.1502(4)(d) and includes the following requirements:

***When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan (Ames Plan 2040), and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.***

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department, Engineering Division, has determined that the proposed development is not subject to the *Ames Municipal Code* Chapter 5B stormwater requirements as the area being disturbed is less than 1 acre. The site is compliant with all coverage and landscaping requirements and includes drainage that connects to Duff Avenue.

- 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 applicant has provided for adequate service of water, sewer, and electricity. Water and sanitary sewer connections are available within Duff Avenue.

- 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 other applicable Fire Code standards for the site and finds that the minimum requirements are met. The location of the buildings allows for the Fire Department to approach the site from the front and stage operations along Duff Avenue as necessary. The buildings are within fire hydrant coverage and fire department access requirements.

- 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 will not be a danger to any nearby property. The site is largely flat and is not within or near a floodplain.

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

The site is nearly flat. An existing deciduous tree along the south property line and an existing coniferous tree along the north property line are to be preserved.

- 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 two properties will share access from Duff Avenue. The design of the driveway, curb cut, and sidewalk comply with SUDAS requirements, including the 15-foot-wide minimum driveway approach width. Each building has a pedestrian walkway connecting to the public sidewalk.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The parking at the rear of the property will be screened from the neighboring properties as required by Sec. 29.403. Parking lot shade trees will also be planted. The site will not have dumpsters; all trash will be placed in cans to be rolled to the curb.

- 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.***

A single driveway, 12 feet wide, will give vehicle access to the properties.

- 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.**

Exterior lighting shall be consistent with the Outdoor Lighting standards, found in Sec. 29.411 of the *Municipal Code*.

- 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.**

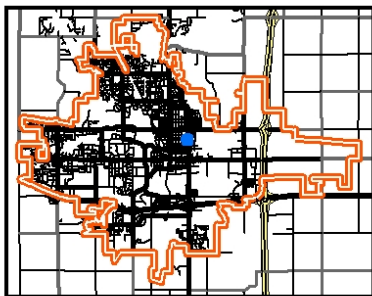
No adverse effects from air pollution, noise, odors, glare, or other nuisances are anticipated from this eight-dwelling unit project.

- 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 one-story, multifamily buildings are of a size that is similar single- and two-family dwellings. The Site Plan complies with all site coverage, setback, and open space requirements. The plan is also in compliance with the design standards of the Single-Family Conservation Overlay that promote compatibility of architectural character with the surrounding neighborhood.

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# Attachment A Location Map



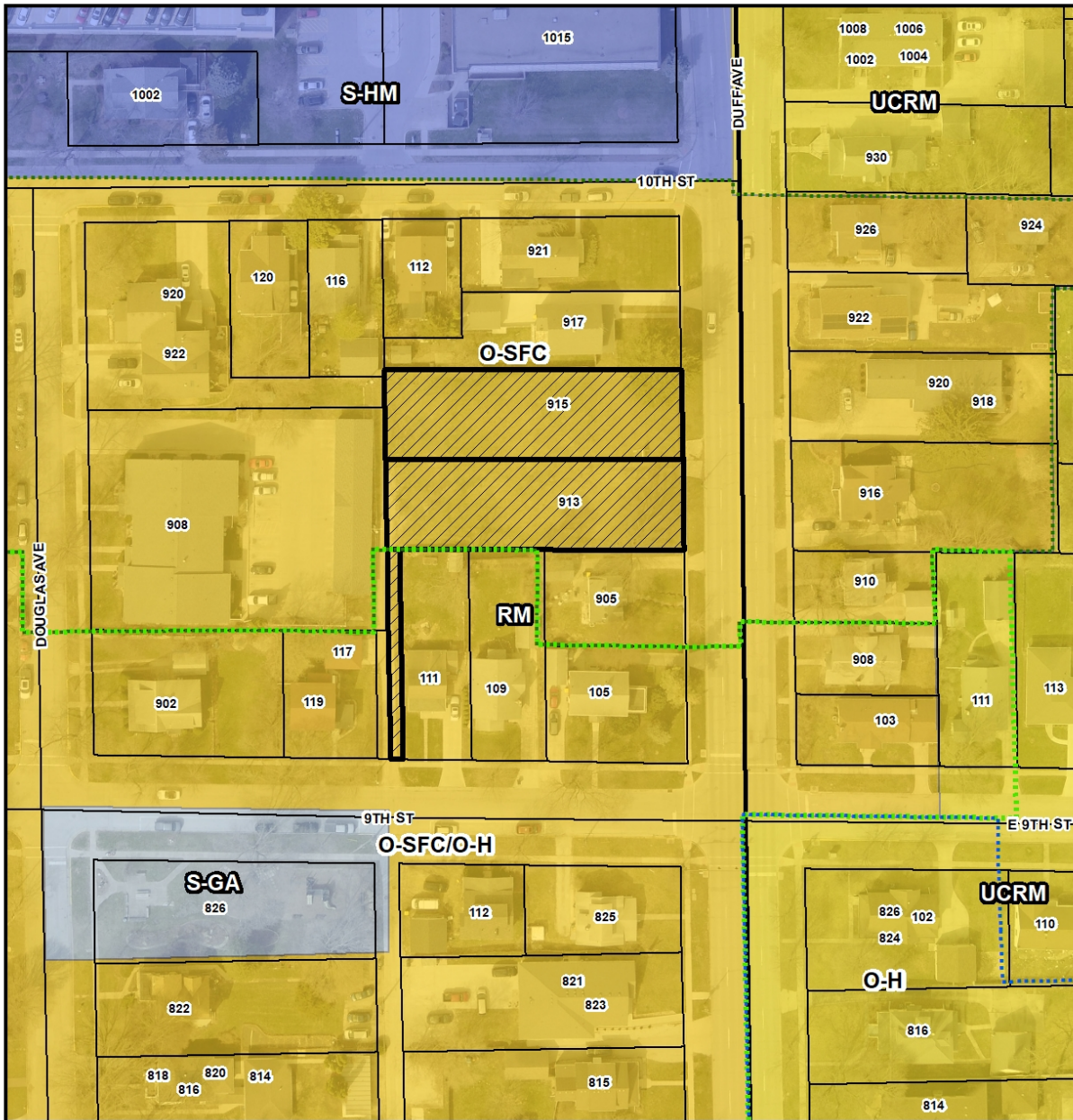
**Major Site Development Plan  
913 & 915 Duff Avenue and 115 9th Street  
Planning Commission  
February 16, 2022**

0 50 100 200  
Feet





# Attachment B Zoning Map



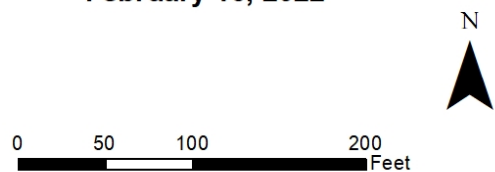
**Overlay District**

- Single Family Conservation Overlay "O-SFC"
- Historic Preservation Overlay "O-H"
- SFCOD and Historic Preservation Overlay "O-SFC" and "O-H"

**Zoning District**

- Residential Medium Density Zone "RM"
- Urban Core Residential Medium Density Zone "UCRM"
- Hospital-Medical District "S-HM"
- Government/Airport District "S-GA"

**Major Site Development Plan  
913 & 915 Duff Avenue and 115 9th Street  
Planning Commission  
February 16, 2022**



## **Attachment C**

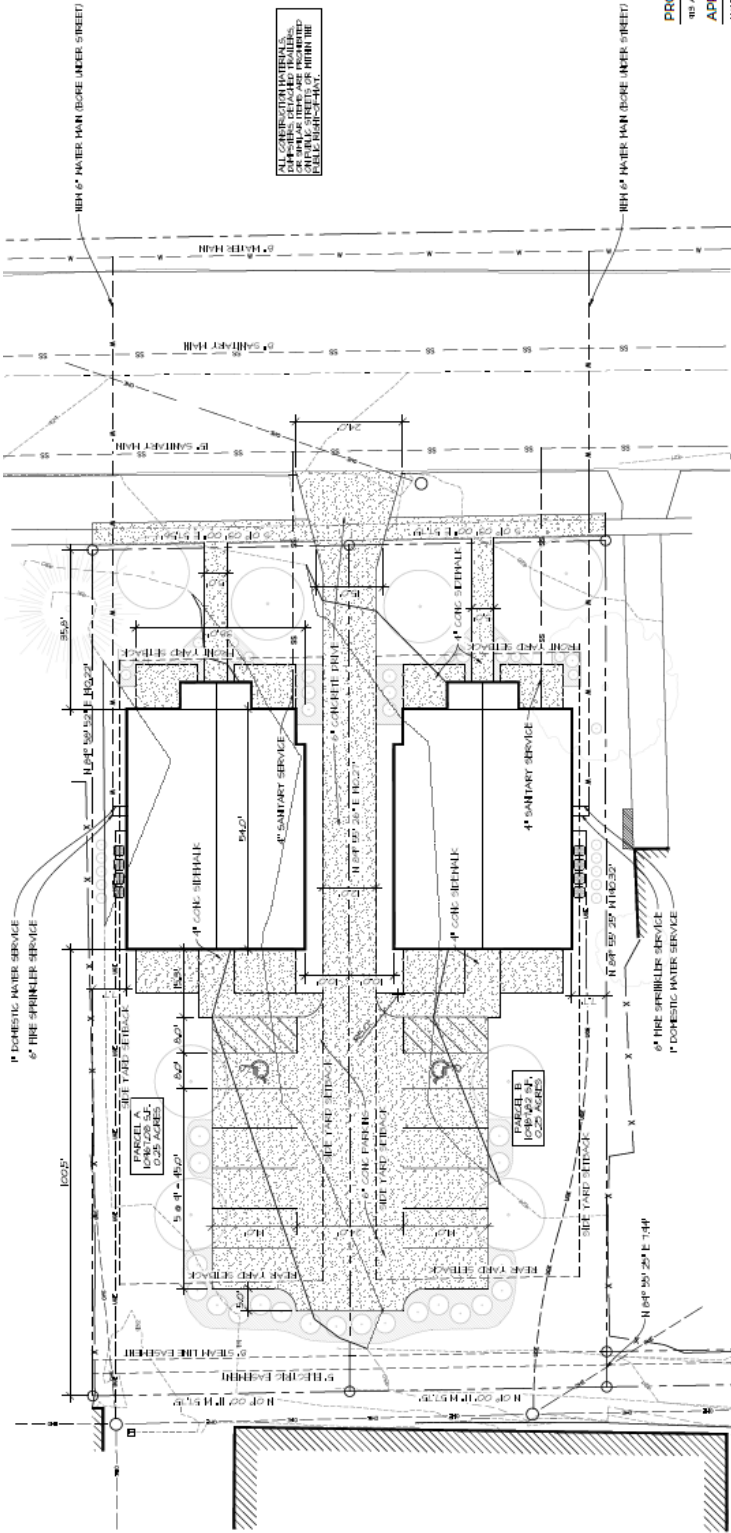
### **Single Family Conservation Overlay District – Excerpt**

#### **O-SFC Zoning Standard for Multifamily Buildings**

29.1101

- (6) Intensification Limited. In the O-SFC the maximum number of dwelling units, of any kind defined in Section 29.201, shall not at any time be permitted to exceed 648. Additionally, in the O-SFC, apartment dwellings shall not be permitted unless the plans for the project meet the following standards:
- (a) The existing infrastructure must be sufficient to support the proposed project at the time of application, or sufficient infrastructure shall be provided as a part of the proposed project. "Sufficient infrastructure" includes water distribution, sanitary sewer, storm drainage, fire protection, streets and transportation, refuse collection, greenway connectors and/or sidewalks;
  - (b) The development has convenient access to public services, public transportation, or major thoroughfares;
  - (c) Housing developments shall be in character with the surrounding neighborhood(s) in terms of scale and character of the architectural elements; and
  - (d) Any yard that abuts another residential Zone, dwelling unit type or density shall be not less than the corresponding front, side, or rear yard requirement of the adjacent district, dwelling unit type or density.

# Attachment D Site Plan



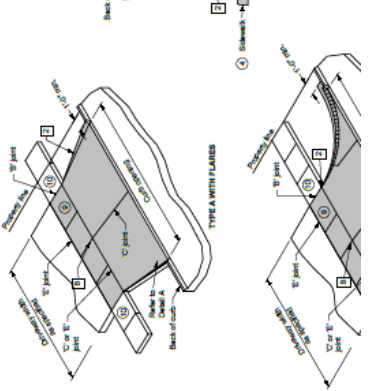
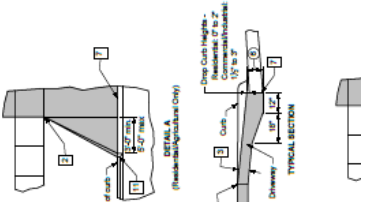
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES, SPECIFICATIONS, DETAILS, SCHEDULES, AND CODES. SEE THE CITY OF CHICAGO WEBSITE FOR THE LATEST VERSIONS OF THESE DOCUMENTS.

PROJ: 102 AB  
 APPL: ARE.1  
 OWN: 770 V.S.  
 DATE: 7/15/11

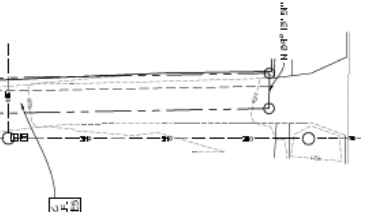
LOTS: 1  
 ZONI: R1.1  
 BUIL: 1

1 SITE PLAN  
 1/8" = 1'-0"

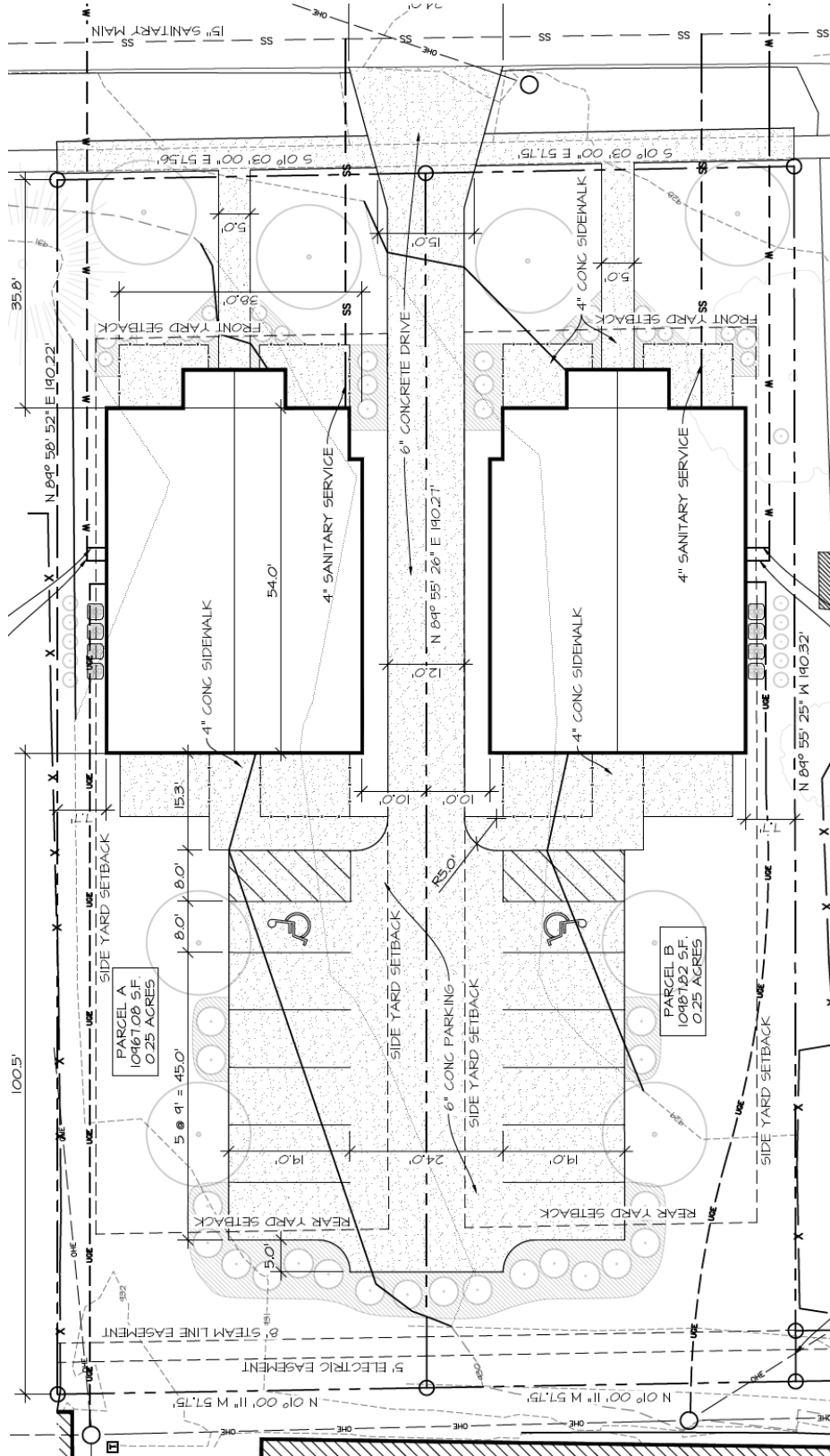
- 1) Driveway radius (R): Minimum: 10 feet minimum, 15 feet maximum. Concrete and asphalt. As shown.
- 2) Transition the curb height to 2 inches above of adjacent sidewalk or 2 inches below of adjacent sidewalk.
- 3) Provide 1" joint at back of curb unless 1/2" to 3/4" joint.
- 4) Sidewalk thickness through driveway to match sidewalk.
- 5) Match thickness of adjacent roadway.
- 6) Provide 1" joint at back of curb unless 1/2" to 3/4" joint.
- 7) Provide 1" joint at back of curb unless 1/2" to 3/4" joint.
- 8) Target cross slope of 1.5% with a minimum of 0.5% and a maximum of 2.0%. The correct document, contact the sidewalk contractor to verify the sidewalk is properly sloped.
- 9) If cross slope of adjacent sidewalk panel is 2.0% or greater, the sidewalk contractor shall provide a 2.0% cross slope to match the adjacent sidewalk panel.



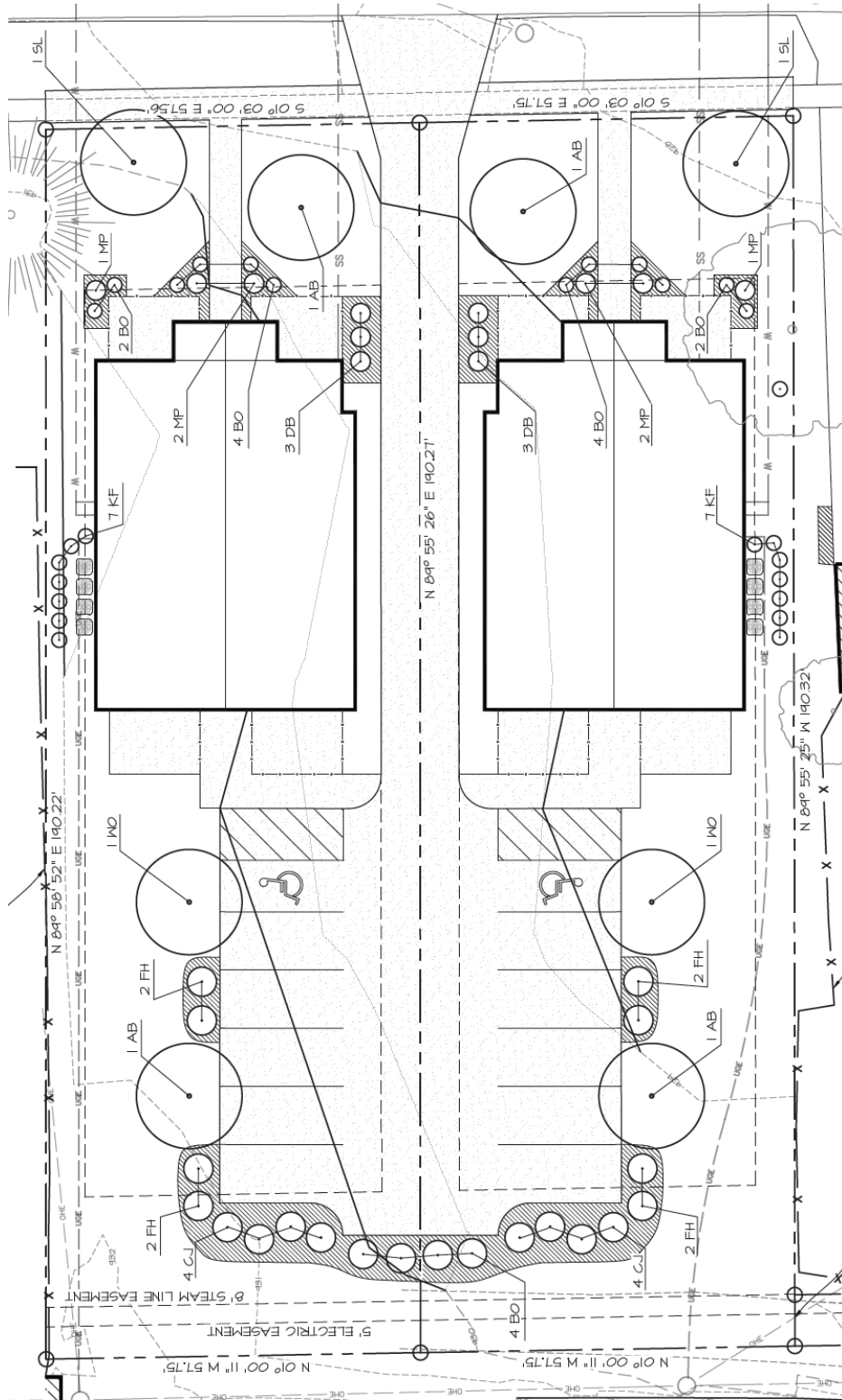
ALL DRIVEWAYS AND DRIVEWAYS IN PARALLEL TO ANY DRIVEWAY SHALL BE CONCRETE.



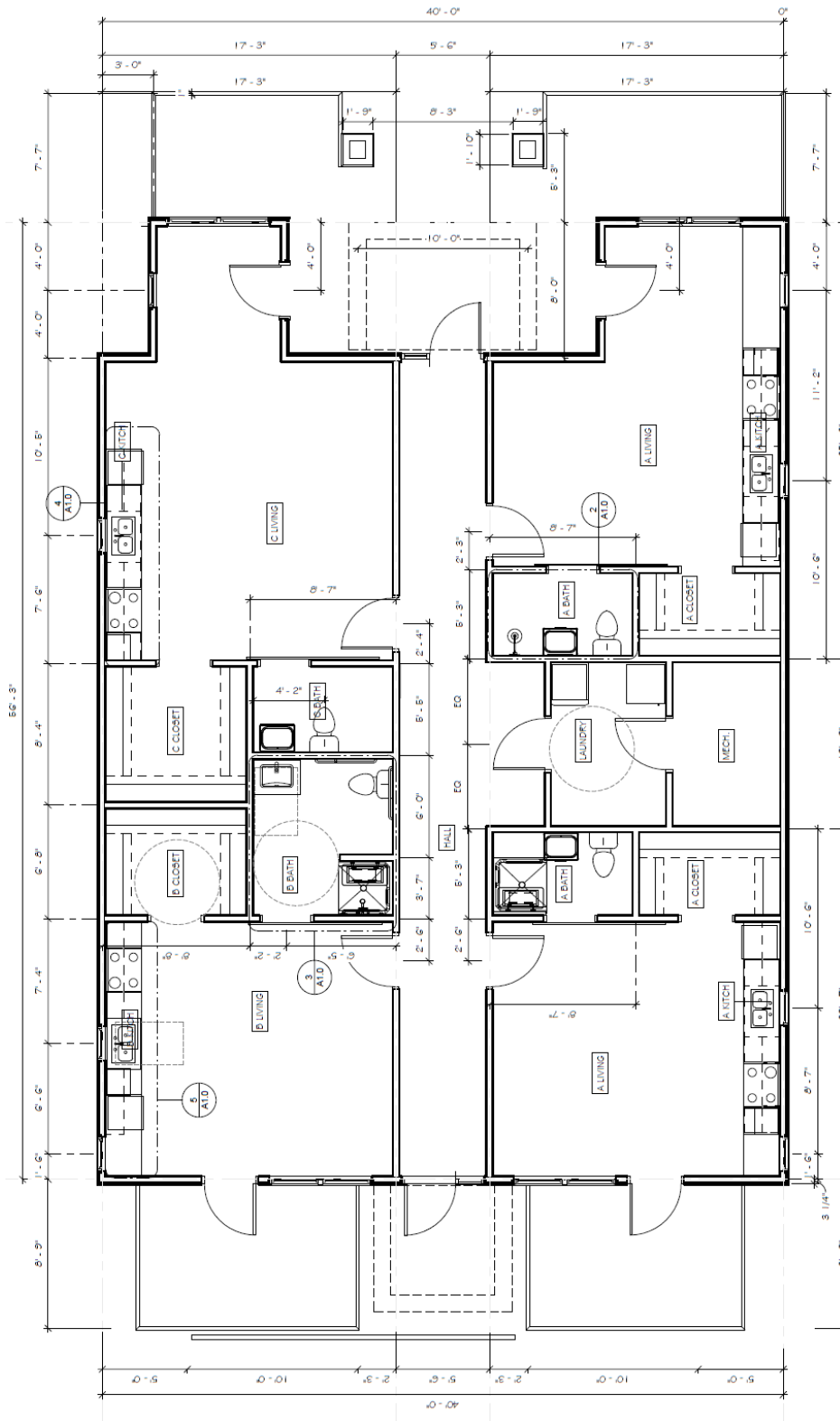
# Attachment E Site Plan – Close Up



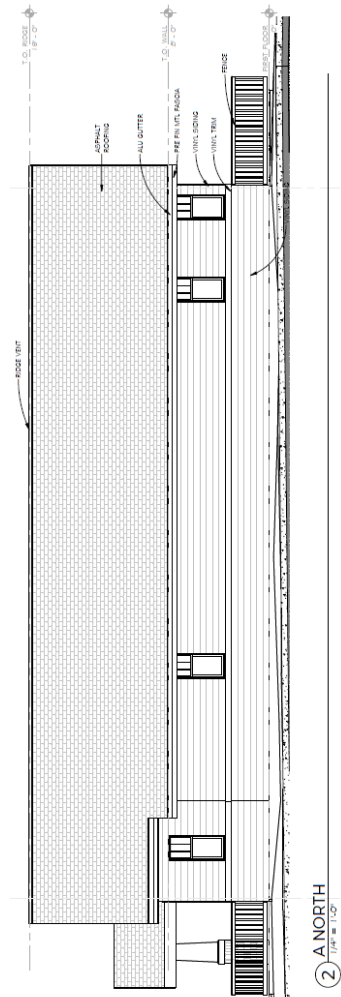
# Attachment F Landscape Plan



# Attachment G Floorplans



# Attachment H Elevations



**1 EAST**  
1/4" = 1'-0"

**SOLID TO VOID CALCULATION**  
 REQUIRED FINISH FASCIA SF = 85 SQ. FT.  
 FINISH FASCIA 100 SQ. FT. = 35 SQ. FT.

