

COUNCIL ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR HAYDEN'S PRESERVE
CONSERVATION SUBDIVISION**

BACKGROUND:

ATI Group, is requesting approval of a Preliminary Plat for a portion of the larger Hayden's Preserve development. In its entirety, Hayden's Preserve development site is a 170.33-acre parcel at 5571 Hyde Avenue, at the southwest corner of 190th Street and Hyde Avenue. (See *Attachment A - Location Map.*) **At this time, the owner proposes to plat 56.38 acres for the development of primarily residential lots, including approximately six acres of commercial and is requesting approval of a Preliminary Plat.** The City annexed this land in 2010 with a pre-annexation agreement, and most recently approved an amendment to the Master Plan and Development Agreement in June 2021. (See *Attachment B - Master Plan and Zoning.*) Full buildout of Hayden's Preserve includes up to 315 single family lots, 192 apartments, 6 acres of commercial, with a public park and greenway.

The proposed subdivision is subject to the Ames Conservation Subdivision standards that are part of the Subdivision Standards in Chapter 23 of the Ames Municipal Code. The intent of the standards is to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas, and protect such areas in perpetuity.

Due to the sensitivity of the area, City Council directed the applicant and staff at the time of the Master Plan change, June 2021, to meet with representatives of the Friends of Ada Hayden to explain the storm water management approach to the project. This meeting occurred during the development of the preliminary plat and storm water plan. There was concurrence by all parties that the proposed the approach was innovative in its design and use of wetlands and fore bays to meet the City's standards.

The proposed Preliminary Plat (See *Attachment C - Proposed Improvements*) includes 56 lots for single-family attached and detached homes, two commercial lots, two multi-family lots, and additional outlots for open space. Individual home lots are typically between 6,300 square feet and 13,000 square feet. All lots meet minimum size requirements, and frontage requirements for the FS-RL zoning district.

Staff was contacted by the developer after the March 16, 2022 Planning & Zoning Commission to discuss a change to the lot layout at the south end of the plat. In the Preliminary Plat presented to the P&Z Commission included a cul-de-sac with nine single family lots for a total of 60 single family lots. Since then, the Developer worked with staff to make a change that removed the cul-de-sac and reduced the number of single family lots to five. The new design includes a flag lot and a second lot with shared driveway access at the south edge of the subdivision.

This change was an important to the developer to reduce costs and allow more room for the east-west trunk line sewer and easement. Given the size and depth of the sewer, the width of the easement and other topographic issues it was realized there would be great expense to install the sewer and keep the initial nine lot, cul-de-sac layout. The updated Preliminary Plat with no

cul-de-sac and five lots makes the sewer installation more manageable physically and financially. Staff supports this change to the preliminary plat as it does not change the overall approach to development of the site.

Final platting and development are anticipated to occur in two phases for the proposed Preliminary Plat area. The first phase will be the single-family residential area along Hyde Avenue. There will be a mix of 26 single family detached lots and 30 single family attached lots. The second phase will be on the west side of the creek and include two Convenience General Service, CGS, zoned lots and two FS-RM zoned lots. The approved Master Plan limits the FS-RM zoned area to a maximum of 192 units.

Density calculations (*See Attachment C- Preliminary Plat*) have been based upon subtracting the area of all outlots and private land in the subdivision that will be dedicated to the city as public street right-of-way for four proposed streets within the plat. With this method of subtracting out these areas, the net density is 4.85 dwelling units per net acre for single family for this phase of development. This exceeds the minimum required net density of 3.75 dwelling units per net acre of the FS-RL Zone. Future development of the apartments will be required to meet minimum density requirements of 10 dwelling units per net acre of the FS-RM Zone.

There are five outlots within the proposed subdivision, which total 18.25 acres. All outlots will function as open space. At a minimum Outlots V, W, and X will be final platted with a conservation easement placed over each outlot. Outlots V, W, and X will include public utility and surface water flowage easements over each entire outlot, and serve as the location for storm water conveyance, treatment and detention. Outlots Y and Z also serve as open and natural space for the development with selected trees that are in good condition to be preserved a part of the amenities of this subdivision (*See Attachment F –Conservation Management Plan Maps*). Outlot X also includes a trail connection to the east-west greenbelt shared use path as was agreed upon with the rezoning Master Plan.

DEVELOPMENT AGREEMENT:

In June 2021, City Council approved an amendment to the Master Plan (*See Attachment B - Master Plan and Zoning*) and amended Development Agreement defining the conditions for development of the site. The Preliminary Plat must be found to conform to the Master Plan land use description and the development agreement. This proposed area within the preliminary plat is found to comply with developer responsibilities applicable to this area of the development. The Development Agreement clauses that apply to this first preliminary plat include:

- 1) The Developer is responsible for frontage and intersection access improvements at the time of subdivision;
- 2) The Developer is responsible for the construction of the shared use path along Hyde Avenue;
- 3) The Developer will make payments for connections districts with each final plat phase;
- 4) The Developer will extend the utilities through the site at the developers cost (water and sanitary sewer); and
- 5) The Developer will provide a 20-foot easement for the purpose of an east-west greenway and construct the first segment of the 10 foot shared use path.

The Development Agreement also contemplates the Developer proceeding with a Plat of Survey to divide the site one time to address phasing of the allocation of street assessment costs. The

proposed preliminary plat anticipates approval of the Plat of Survey prior to filing for final plat approval to match the are shown for development and future platting.

CONSERVATION AREAS/OPEN SPACE:

The applicant completed a natural resource inventory as required by the Conservation Subdivision standards. The inventory identifies a tributary of the South Skunk River that transects the development in a north-south direction and a small woodland area along portions of the riparian area.

The Conservation Subdivision Ordinance requires that the combination of conservation areas and open space comprise at least 25% of the land area in the subdivision, and be a system of interconnected conservation areas and open space areas distributed throughout the development, such that a minimum of 80% of residential lots abut a conservation area, or open space. The proposed plat shows approximately 56% of the land area within the proposed subdivision to be used as conservation area and open space, and more than 80% of lots abut a conservation area/open space, which meets the minimum standard. At the time the Master Plan was approved it was estimated there would be 29.9 % open space with the total development.

A Conservation Area Management Plan has been submitted that describes the conservation areas and how they will be established and maintained. The Developer will have initial responsibility for creating the conservation areas and the future homeowner’s association will have long term management responsibilities. (The draft Conservation Area Management Plan is available for review at the Planning and Housing Department.)

STREET CONNECTIONS:

The overall layout and access points to the development were determined at the time of the Master Plan approval in 2021. This proposed preliminary plat will be developed in two phases with a single-family development area and the medium density/commercial area. There are four new streets in the preliminary plat. The single-family development area is separated and not connected to the main north-south spine road due to topographical constraints. This layout also meets the intentions of a Conservation Subdivision by providing a “cluster” of development.

Within the single-family residential area there will be three connections to Hyde Avenue. A new street, Indigo Drive, will connect with Hyde Avenue just south of the 190th Street and Hyde Avenue intersection. Indigo serves as the collector street of the area and will run the length of the development and terminate into Larkspur Drive. Leopold Drive will provide access from Hyde Avenue at the approximate mid-point of the single-family area and terminate at Indigo Drive. The final street, Larkspur Drive, will provide access from Hyde Avenue and terminate in a cul-de-sac on the west side of Indigo Drive.

Individual intersection improvements, including turn lanes, and streets are the responsibility of each developer. Hyde Avenue will be widened and turn lanes and taper lanes will be provided for turning movement at the intersection of Leopold Drive. These improvements match the planned and existing improvement for the area.

The FS zoning and the Subdivision Code standards strive for a block length not to exceed 660 feet and to ensure that streets do not exceed 1,320 feet and to minimize cul-de-sacs and dead ends. Indigo Drive is one long continuous roadway that exceeds a street block standard of 1,320 feet, but itself is not a dead-end street given the breaks in blocks by Leopold and Larkspur Drives.

The street width for the proposed streets (*See Attachment C – Preliminary Plat*) meets the standard for a local residential street, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way, accommodating parking on one side. Indigo Drive will include a 5-foot wide sidewalk on both sides of the street. Other street widths meet the standards for local streets, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way. The street layout also includes a mid-block crossing for pedestrians as required by FS-RL zoning when a block face exceeds 600 feet.

The second phase of this plat will include the start of the north-south spine road, which is a collector street. This road will be the collector for the rest of the development. The spine road will connect with 190th Avenue at the north and then continue to the south and connect with Auburn Trail Subdivision. Within this plat, the spine road will continue south to the extent of the commercial zoned land on the east and the FS-RM zoned land on the west. It will terminate in this phase just north of the planned future neighborhood park.

Typically, a collector street requires 100 feet of right-of-way. Due to considerations of the Conservation Subdivision, the right-of-way width is reduced to 80 feet width. The paving width is 31 feet in this plat, but to the south in the single-family area the road will be permitted to narrow in width for traffic calming purposes. In future phases the width may be narrowed to 26-feet to the south, which will match the plans for Auburn Trail. Other traffic calming measures will also be considered with future phases of the project. There will be an 8 foot shared use path along the west side of the street and 5 foot sidewalk along the east side.

Access to the site from 190th will be limited to primarily occurring from the spine road. The City requested an assessment of turn lane needs for the new spine road intersection with 190th Street. The analysis identified a need for turn lane into the site from 190th Street. A condition is included for the developer to complete this turning lane improvement as identified with the traffic analysis.

A Street Tree Plan is required as part of the development with modified requirements per the Conservation standards. It should consist of tree clusters along internal streets. The number of trees should be equivalent to that required in a standards subdivision. The proposed Street Tree Plan (*See Attachment D - Street Tree Plan*) shows a planting plan that does provide some clustered planting of trees. There are areas where trees are spaced to far apart out of concern for assumed driveway locations. Overall, the intent for a Street Tree Plan for a Conservation Subdivision has been met. Staff believes they can work with the Developer to make some minor adjustments to the proposed locations of some trees to be submitted and approved with the Final Plat.

Pedestrian Connections:

Sidewalks, at a width of 5 feet will be used along both sides of Indigo Drive, Leopold Drive, and Larkspur Drive. A 5-foot sidewalk will run the length of the development on the east side of the north-south spine road. The proposed pedestrian trail at the south end of the site is another element of the subdivision design that establishes an interconnected system of conservation areas and open space for use by the future residents.

This development will incorporate shared use paths in multiple locations. One will run the north-south length of the development along the west side of the internal spine road, which is yet to be named, that intersects with 190th Street. A 10-foot shared use path will run along Hyde Avenue the length of the development. Per the terms of the Development Agreement, the Developer will also extend the path south of the site to connect to improvements planned with the Auburn Trail Subdivision.

Also, specified within the Development Agreement is an east-west 10-foot paved trail that will run the width of the development in a designated green belt area. This path will need a bridge in order to cross the creek. The Development Agreement lays out the financial responsibility of the trail to the developer and the bridge to the City. This trail connection at Hyde Avenue will align with a connection on the east side of Hyde Avenue that leads into Ada Hayden Heritage Park.

In addition to the subdivision standards, the FS-RL zoning district requires any block length that exceeds 660 feet shall have a mid-block cut through or cross walk to enable effective pedestrian movement through the block, ideally this is coordinated with pathways within the development. The Indigo Drive block length between Leopold Drive north to Hyde Avenue exceeds 660 feet. The Developer is proposing a mid-block crossing on Indigo Drive between Lots 48 and 49 and to meet the requirement. (See Attachment E – Mid Block Crossing).

This crossing will extend across the creek through the open space and eventually over to the spine road (Tilden Parkway). Without this connection there is no east west connections for the development except to the north at 190th Street and with the south green way path, which are over 2,500 feet apart. Staff feels this is an important connection to provide in order to provide future residents a reasonable path to the future park without having to go to Hyde and then north or south to connect back to the spine road. Timing of the construction of the path extension west of the single-family area and crossing the water way could be connected with to later development of the commercial lots or multi-family. **The Developer is still exploring the details on making this connection as shown on the preliminary plat and they will be subject to final approval by staff with the Final Plat.**

Stormwater Management:

The primary purpose of the Conservation Subdivision is to take the approach of Low Impact Development to design the project and manage storm water runoff. This means the arrangement of lots, street and storm water management minimizes mass grading of the site, minimize impervious areas, and maximize use of natural storm water treatment measures. Additionally, the site development must comply with the City's mandatory storm water control requirements of Chapter 5b of the Ames Municipal Code.

The overall approach to storm water management provides treatment and control of the peak runoff rate from the entire site by providing multiple opportunities to slow the flow of storm water on the surface and settle out and filter out sediments, a process called the "treatment train." This system includes surface sheet flow to collecting basins, directing flow by vegetated swales, settlement areas drained by pipes and pipe outlets into vegetated swales to carry water to other basins. The system is designed for this project to take the vast majority of runoff to the centralized stormwater treatment system before it is released from the site.

The layout and features within the storm proposed storm water system are intentional in their approach to slow down and treat water. The developer's engineer and City Public Works Department staff have worked extensively on the details of the plan to meet the objectives of the Conservation Ordinance.

Vital to all of these storm water management systems is the native prairie vegetation to be established that will help slow the rate of runoff and facilitate the percolation of water into the soil for natural filtration and treatment. The proposed open spaces include substantial areas of native prairie planting (See Attachment F – Conservation Plan Maps).

PUBLIC NOTICE:

Notice for Preliminary Plats is not required for City Council. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property prior to the Planning & Zoning Commission meeting.

At the March 16th Planning & Zoning Commission meeting the Commission voted 6-0 to recommend the City Council approve the Preliminary Plat for Hayden's Preserve with all conditions addressed with the plans presented to City Council for approval. Commission members inquired about drainage related to the size of basins and direction of flow.

ALTERNATIVES:

1. The City Council can approve the Preliminary Plat for Hayden's Preserve at 5571 Hyde Avenue, subject to
 - i. Prior to Final Plat submit for approval an updated Street Tree Plan.
 - ii. Prior to approval of Improvement Plans modify taper lengths to meet SUDAS requirements
 - iii. Finalize improvements and timing of the mid-block crossing trail connection crossing to Tilden Parkway with approval of the Final Plat.

2. Deny the Preliminary Plat for Hayden's Preserve at 5571 Hyde Avenue, by finding that the preliminary plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code. Code sections are found in *Attachment F – Applicable Subdivision Law*.

3. Refer the request back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The Hayden's Preserve Preliminary Plat demonstrates how the development will carry out the low-impact policies and techniques required by the Conservation Subdivision and will thus protect the quality of surface water flowing through the site.

The Hayden's Preserve Subdivision will include an integrated pedestrian and bicycle path system through the development and connected to the existing shared use path system. It will also provide sites for 56 new single-family homes, up to 192 multi-family units, and two commercially zoned lots.

The Preliminary Plat for Hayden's Preserve is consistent with the approved Master Plan and development agreement. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

ADDENDUM

Project Location. The project site is located at 5571 Hyde Avenue within the Ada Hayden Watershed north of Bloomington Road. (See Attachment A - Location Map). It is subject to the Conservation Subdivision development standards found in Division VI of Chapter 23 (Subdivision Ordinance) of the Ames Municipal Code. The intent of the standards is to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly owned open space and conservation areas, and protect such areas in perpetuity.

The site has been designed to minimize grading and preserve sensitive areas with a stormwater treatment train design approach and with detention basins. Conservation easements will be established for all conservation areas and maintained according to a conservation area management plan. The proposed subdivision layout and supporting documents satisfactorily address the subdivision conservation and improvements standards. Details of this compliance are discussed by topic in the text below.

Master Plan Compliance. The Preliminary Plat for this phase of the development is in conformance with the approved Master Plan, which illustrates the general arrangement of uses, layout of development and conservation/open space areas, planned transportation connections, and maximum and minimum unit count.

The Master Plan identifies categories of development: Single-Family Attached/Detached with 315 to 428 dwelling units and Multi-Family units with 136 to 192 dwelling units and two commercially zoned lots, with an additional 135.19 acres for future development that includes a 12 acre park. Within this Preliminary Plant, there are 56 single family attached/detached units and two FS-RM and two CGS zoned lots.

All lots meet minimum size requirements, and frontage requirements for the FS-RL zoning district. The detached single-family lots range from 7,951 SF to 36,118 sq. ft. The attached single-family lots range from 6,008 SF to 10,795 sq. ft.

There are five outlots in the proposed subdivision, which total 18.25 acres and will serve as conservation areas for wetland protection and storm water conveyance, treatment and detention. These areas will include a conservation easement, as well as storm water and surface water flowage easements, over the entire lot. Outlot x also require a pedestrian easement because of the trail system connections.

Off-site Traffic Improvements. **This development included an assessment for off-site traffic improvements. Included was the improvements to Hyde Avenue. An assessment schedule was included. Also included within the assessment was the developer's share of costs associated with traffic signals at Hyde Avenue / Bloomington Road with the provision that the amount could be paid at the time of first Final Plat. City staff believes that these have been sufficiently addressed.**

Access. **Primary access to the site would be from Hyde Avenue and 190th Street. Vehicular access is provided though the single family area through three new streets, proposed generally as 26-foot-wide paved street within a 50-foot right-of-way.**

The subdivision will be well-connected with a main north-south spine road through the development on the west side of the creek, extending form 190th Street to Auburn Trail Subdivision to the south. This main spine road will serve as a collector street for the multi-family and

commercial lots. Within this preliminary plat, this street is proposed generally as 31-foot wide paved street within a 66-foot right-of-way. Based on the traffic study turn lanes will need to be added for westbound turn from this spine road onto 190th Street. This will widen the paving some at the intersection from what is shown on this preliminary plat. The developer will provide an updated design prior to City Council.

Street Naming. The name of any proposed street is to be in conformance with the street naming plan of the City [Sec. 23.502(l)]. The north-south spine road will be named Tilden Parkway through this development and through the proposed Auburn Trail development to the south. Other street names within the subdivision comply with the City's Street Naming Theme, native plants.

Shared Use Paths, Sidewalks, and Trails. **The Preliminary Plat utilizes an interconnected network of shared use paths and internal sidewalks. A 10' shared use path will be extended along the west side of Hyde Avenue and is to be constructed within two year of development of the first phase, per the annexation agreement. A final plat of the single family area adjacent to Hyde Avenue will trigger the start of the two years. The developer is also responsible for installing the shared use path across the adjacent southern parcel to a point that it will connect with the path in front of Auburn Trail. The developer will be required to construct this path leg within 150 days of the Auburn Trail path along Hyde being completed. The requirement of installation upon notice from the City will ensure concurrent timing of installation with the development to the south.**

Conservation Areas/Open Space. All conservation areas are part of a larger continuous and integrated system except for conservation areas that are naturally isolated from other conservation areas on or near the site. The applicant completed a natural resources inventory as required by the Conservation Subdivision standards. In addition to the South Skunk tributary that runs through the site, a narrow riparian corridor was historically preserved from intensive agricultural activities and has the potential to harbor some rare native species. The remainder, and majority of the development area consists of intensive row-crop agriculture and associated drainages.

The Conservation Subdivision ordinance requires 25% of the property to be interconnected conservation areas/open space distributed throughout the development. The overall Master Plan for the overall development illustrates 29.9% of the property as conservation areas/open space, and park. This Preliminary Plat proposes 32.3% of the area as open space. (The Natural Resources Inventory is available for review at the Planning and Housing Department.)

Conservation easements will be established including all of the conservation areas within Hayden's Preserve. The conservation areas will be "naturalized" by establishing native plant communities, which is consistent with the conservation subdivision requirements.

A draft Conservation Area Management Plan has been submitted that describes these areas and how they will be established and maintained. More detail for maintenance operations is required during the Final Plat process. The developer will have initial responsibility for creating the conservation areas and the future homeowner's association will have long term management responsibilities. (The draft Conservation Area Management Plan is available for review at the Planning and Housing Department.)

Conservation Subdivisions require 80% of lots to abut the conservation areas/open space. This preliminary plat meets this requirement with 82% of lots abutting conservation areas/open space.

Common Open Space. Common open space is a separate category from the conservation areas/open space requirement for Conservation Subdivision code. Under the FS-RL zoning district, a minimum of 10% of the gross area must be devoted to common open space. Common open space must be readily accessible to the public or residents of the subdivision and is planned for either active or passive use. Conservation areas may or may not be readily accessible in order to protect their integrity as an environmental feature.

The Developer will be providing a unique, interactive aspect within the Conservation Plan. (The draft Conservation Area Management Plan is available for review at the Planning and Housing Department.) Their plan has included educational opportunities related to native landscapes both passive and instructor led, for the homeowner's within the development and the general public. This will be possible on the Hayden's Preserve Subdivision website, onsite educational signage with QR codes to additional learning sites, and public outreach with onsite walking tours. The official Education and Outreach plan will be finalized with this and future Final Plats.

Utilities and Easements. The property owner is extending infrastructure from the site through the abutting properties that are under their control. This includes the construction of the shared use path along Hyde Avenue and for the future improvements of the public street extension of the spine road and water and sewer lines to the north. The timing of the Hyde Avenue path construction matches the recent Hayden's Preserve agreement, the path must be built within two years of the approval of the 1st Addition of the project.

The site is fully served by City infrastructure. Auburn Trail is within a City water connection district. The property at 4605 Hyde was part of a buyout of service territory agreement with Xenia Rural Water Association in January 2014. The property at 4514 Hyde is presently served by Xenia Rural Water. The division of this parcel will require any new parcels/lots to connect to City water services. The City previously undertook the extension of water service to the property. Connection fees will be due at time of development. This is addressed by the current pre-annexation agreement. Auburn Trail is also within a City sanitary sewer connection district. The City previously undertook the extension of sanitary sewer service to the property. Connection fees will be due at time of development. Extension of water and sewer lines are identified on the Preliminary Plat.

Auburn Trail lies within the Ames Electric service territory. Existing and proposed easements are shown on the Preliminary Plat as required by Public Works and Ames Electric. All required easements will be recorded with the Final Plat for the subdivision.

Storm Water Management. The storm water system has been designed with the intent of protecting the water quality in Ada Hayden Lake. The developer is proposing to treat stormwater as a stormwater treatment train and enables stormwater to be purified in the process of conveyance. This will be done by stormwater shedding off an individual lot will collect in a drainage swale before eventually being routed to one of many stormwater wetlands. The stormwater wetlands will release cleaner water into the storm sewer system at a controlled rate, which prevents flash flooding.

Stormwater wetlands and drainage areas are often planted with appropriate species that encourage rainwater infiltration and promote habitat and vegetation diversity. Within the required fifty-foot native vegetative buffer around open water areas (Division VI. Section 23.603. (2)(a)), selecting species that are tolerant to standing water and highly adapted to wet soils is key to lasting success of vegetation in these areas. Consult an urban conservationist or native landscape professional with experience in wetland plantings to protect investments regarding native or non-native species planted in wetlands or drainage areas.

Interconnected conservation areas meander throughout the subdivision and provide opportunity for storm water treatment along the way before the water is conveyed to pretreatment forebays and detention basins. Pretreatment forebays are also included at the inlet to wetlands. Conservation easements will be established for all conservation areas. Maintenance of these areas will be the responsibility of the homeowner's association and will be according to the Conservation Area Management Plan. The Plan includes standards such as soil erosion controls to minimize sediment from leaving the site and limits on the use of phosphorous fertilizer. **The Public Works Department has reviewed the draft storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures.** Additional work is needed between the applicant and staff to finalize the Stormwater Management Plan.

Binding Agreements. The property at 5571 Hyde Avenue is subject to an Annexation Agreement which was initially approved in 2010 and amended as recently as June 2021. Stipulations listed are within the Annexation Agreement but not necessarily part of this preliminary plat and phase of development. They include:

- Street assessments related to Hyde Avenue based upon the adopted assessment schedule and distributed over the term of ten annual installments. Under state law, the remaining assessment on the 170-acre parcel must be "cleared" paid off with the first final plat approval.
- Developer's share of off-site traffic improvements at Hyde Avenue and Bloomington Road for a traffic signal shall be paid with approval of the first final plat.
- Water connection fee payments attributable to the benefitted area (excluding outlots reserved for future platting) will be paid with each phase and a full payoff for all remaining areas at the time of the first Final Plat after June 30, 2031, regardless if the total area is developed.
- Stormwater sewers and management will be the responsibility of the homeowner's association and use of phosphate fertilizers is prohibited.
- Sanitary sewer utility connection fees attributable to the benefitted area (excluding outlots reserved for future platting) will be paid with each phase and a full payoff for all remaining areas at the time of the first Final Plat after June 30, 2031, regardless if the total area is developed.
- Approximately 12 acres of Parkland and will be dedicated at the time street improvements across the frontage of the park site are completed concurrent with the development of Parcel 7 or 6 (shown on Master Plan), or by July 1, 2028 whichever occurs first.
- Installation of a 10-foot shared use path through the greenway trail would be a shared cost with the developer as an enhancement exceeding private trail requirements. The proposed cost sharing is for construction of the path by the developer with the City constructing the crossing over the waterway.
- An east-west sanitary sewer line to be installed at the developer's expense from Hyde Avenue to the west side of the spine road. Beyond this point, the responsibility of further extension of sewer is dependent on review of development of a future phase of development.

Additionally, the entire property is subject to a Master Plan which was recently amendment and approved in June, 2021.


Applicable Law. Laws pertinent to the proposal are described on *Attachment B – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3) and 23.302(4). Requirements for Ames Conservation Subdivision standards are in Division VI of Chapter 23 Subdivision Standards of the Municipal Code. Zoning standards for Suburban Residential development are contained in Article 12 of Chapter 29 of the Municipal Code.

Attachment A- Location Map



Location Map
Hayden's Preserve Preliminary Plat
5571 Hyde Avenue

Attachment C- Preliminary Plat




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HAYDEN'S PRESERVE PRELIMINARY PLAT

AMES, IOWA



COVER SHEET

HAYDEN'S PRESERVE
PRELIMINARY PLAT

JANIS J. BECKER
REGISTERED PROFESSIONAL ENGINEER
NO. 1027
IOWA

DATE: 3/6/2022

PROJECT NO.: GN-01 1 / 710

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PROPERTY DESCRIPTION

77.1 AC (17.1 AC) TRACT

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ZONING

RESIDENTIAL SINGLE-FAMILY (RS-1)

RESIDENTIAL SINGLE-FAMILY (RS-1)

GENERAL NOTES

1. PART OF THE PLAT FALLS ON THE SPECIAL LOCAL ROAD (SAL) RIGHT-OF-WAY (ROW) BOUNDARY, THE PLAT IS SUBJECT TO THE CITY OF AMES' REQUIREMENTS FOR SAL ROWS. THE CITY ENGINEER SHALL REVIEW THE PLAT FOR COMPLIANCE WITH THE CITY OF AMES' REQUIREMENTS FOR SAL ROWS.
2. ALL UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS PLAT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF AMES' REQUIREMENTS FOR UTILITIES.
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10. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR COMPLIANCE WITH THE CITY OF AMES' REQUIREMENTS FOR UTILITIES. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR COMPLIANCE WITH THE CITY OF AMES' REQUIREMENTS FOR UTILITIES.

PROFESSIONAL CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR IN THE STATE OF IOWA.

DATE: 3/6/2022
MICHAEL T. LEE, PLS.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGE OF SHEETS COVERED BY THIS SEAL.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF IOWA.

DATE: 3/6/2022
JANIS J. BECKER, P.E.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGE OF SHEETS COVERED BY THIS SEAL.

Sheet List Table

Sheet Number	Date	Description	Sheet Description
1	03/06/2022	COVER SHEET	COVER SHEET
2	03/06/2022	GENERAL LAYOUT AND DIMENSION PLAN	GENERAL LAYOUT AND DIMENSION PLAN
3	03/06/2022	GENERAL LAYOUT AND DIMENSION PLAN	GENERAL LAYOUT AND DIMENSION PLAN
4	03/06/2022	GENERAL LAYOUT AND DIMENSION PLAN	GENERAL LAYOUT AND DIMENSION PLAN
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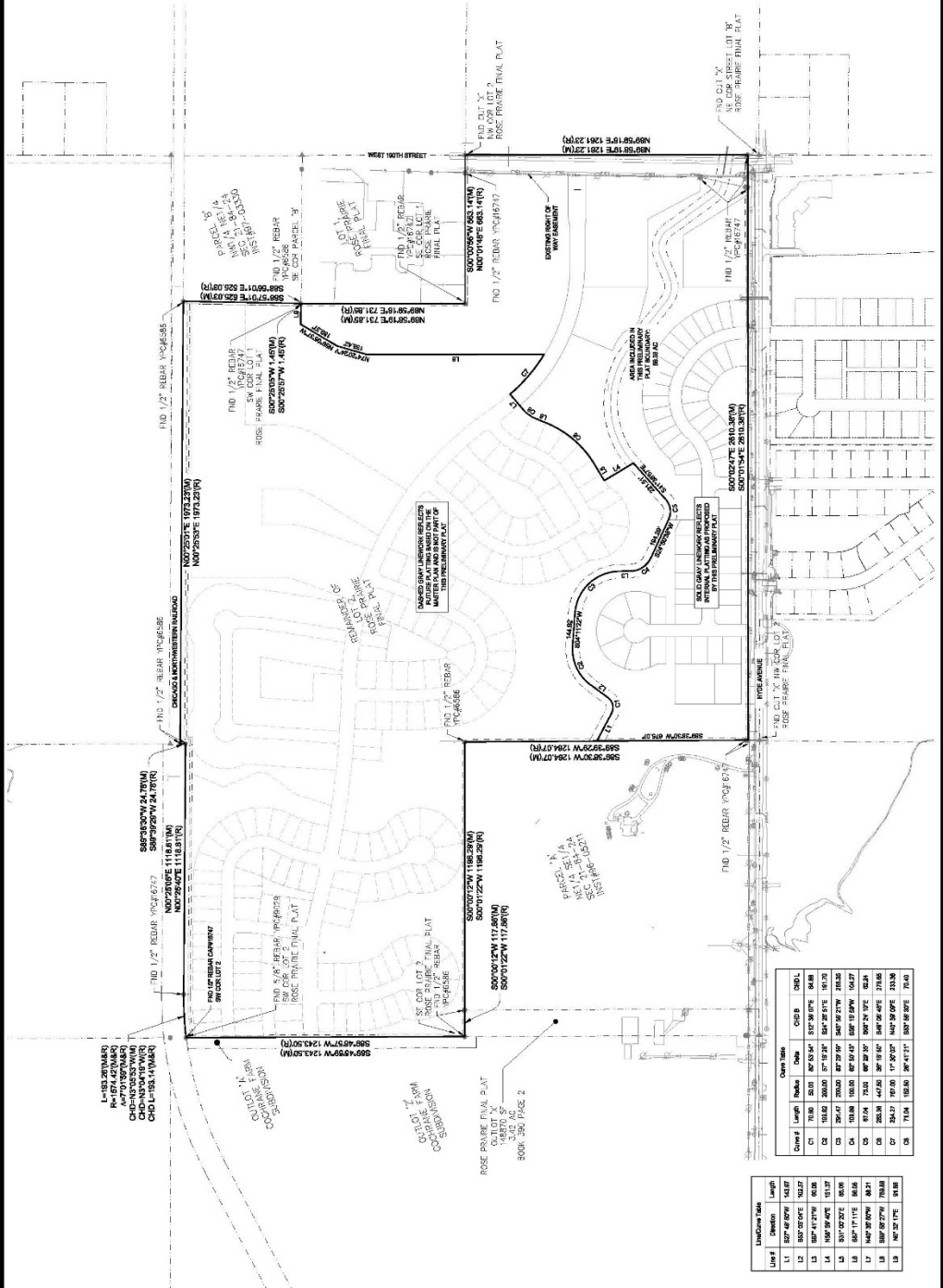
DATE: 3/6/2022
JANIS J. BECKER, P.E.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGE OF SHEETS COVERED BY THIS SEAL.

1000 West 10th Street
Cedar Rapids, IA 52402
Phone: 319.244.2222
Fax: 319.244.2225

PROJECT: HAYDEN'S PRESERVE
SUBDIVISION: 3000-350 Pkg. 2
DATE: 3/10/21

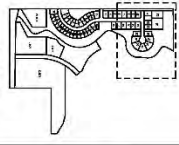
DESIGNED BY: J. BECKER
CHECKED BY: J. BECKER
DATE: 3/10/21

PROJECT NO.: GN-02
SHEET NO.: 2 / 10

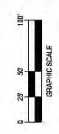


Lot #	Area (sq. ft.)	Area (sq. m.)
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3	10,000	914.4
4	10,000	914.4
5	10,000	914.4
6	10,000	914.4
7	10,000	914.4
8	10,000	914.4
9	10,000	914.4
10	10,000	914.4
11	10,000	914.4
12	10,000	914.4
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53	10,000	914.4
54	10,000	914.4

Lot #	Area (sq. ft.)	Area (sq. m.)
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56	10,000	914.4
57	10,000	914.4
58	10,000	914.4
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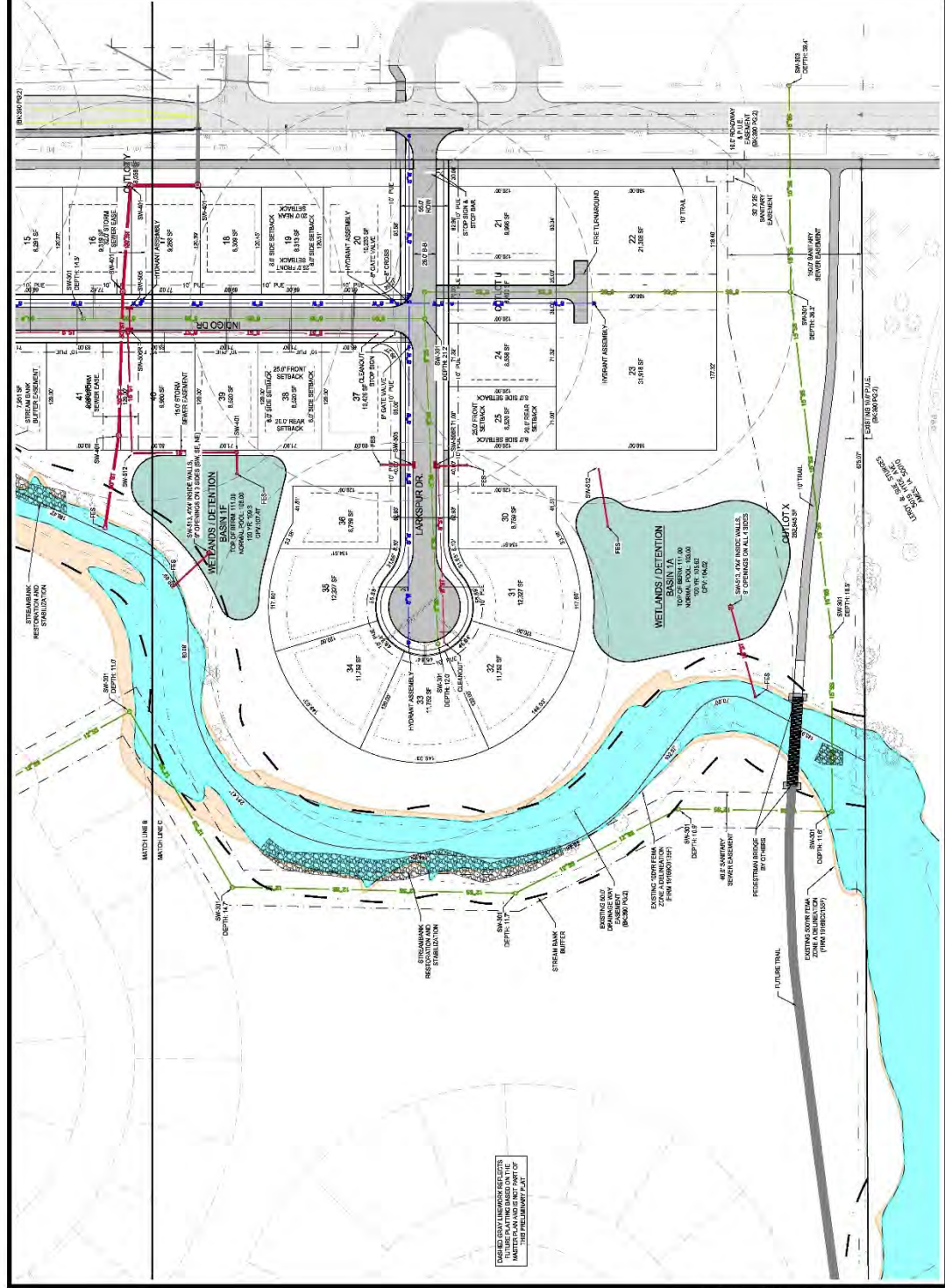


**GENERAL LAYOUT
AND DIMENSION PLAN**



HAYDENS PRESERVE
PRELIMINARY PLAT
AMEL LA
231307
DATE: 05/01/2014
3/5/2022

NO. 148
J. BECKER
PROJECT
C. SMITH
NO. 10000
DATE
6/7/10
SHEET NO.



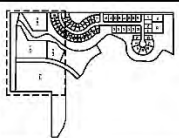
DESIGNED BY THE NETWORK DESIGNER
AND NOT PART OF
THIS PRELIMINARY PLAT



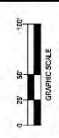
building strong communities

1360 NW 21st Street
Fort Lauderdale, FL 33311
Phone: 954-564-1216
Fax: 954-564-1218

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
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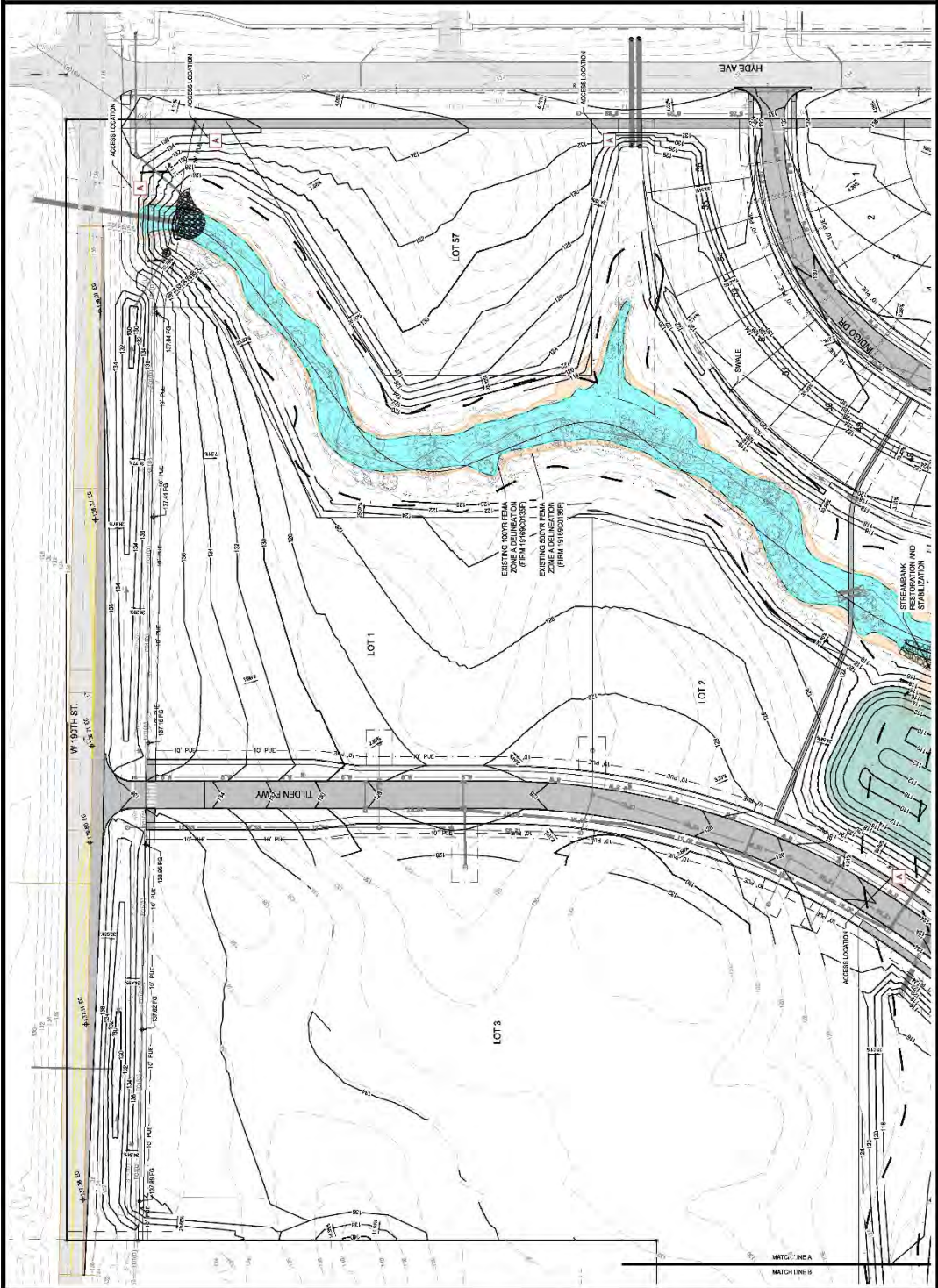


GRADING PLAN



HAYDEN'S PRESERVE
PRELIMINARY PLAT
AVAIL. LA
2/12/07
DATE OF PRELIMINARY PLAT
3/16/2027

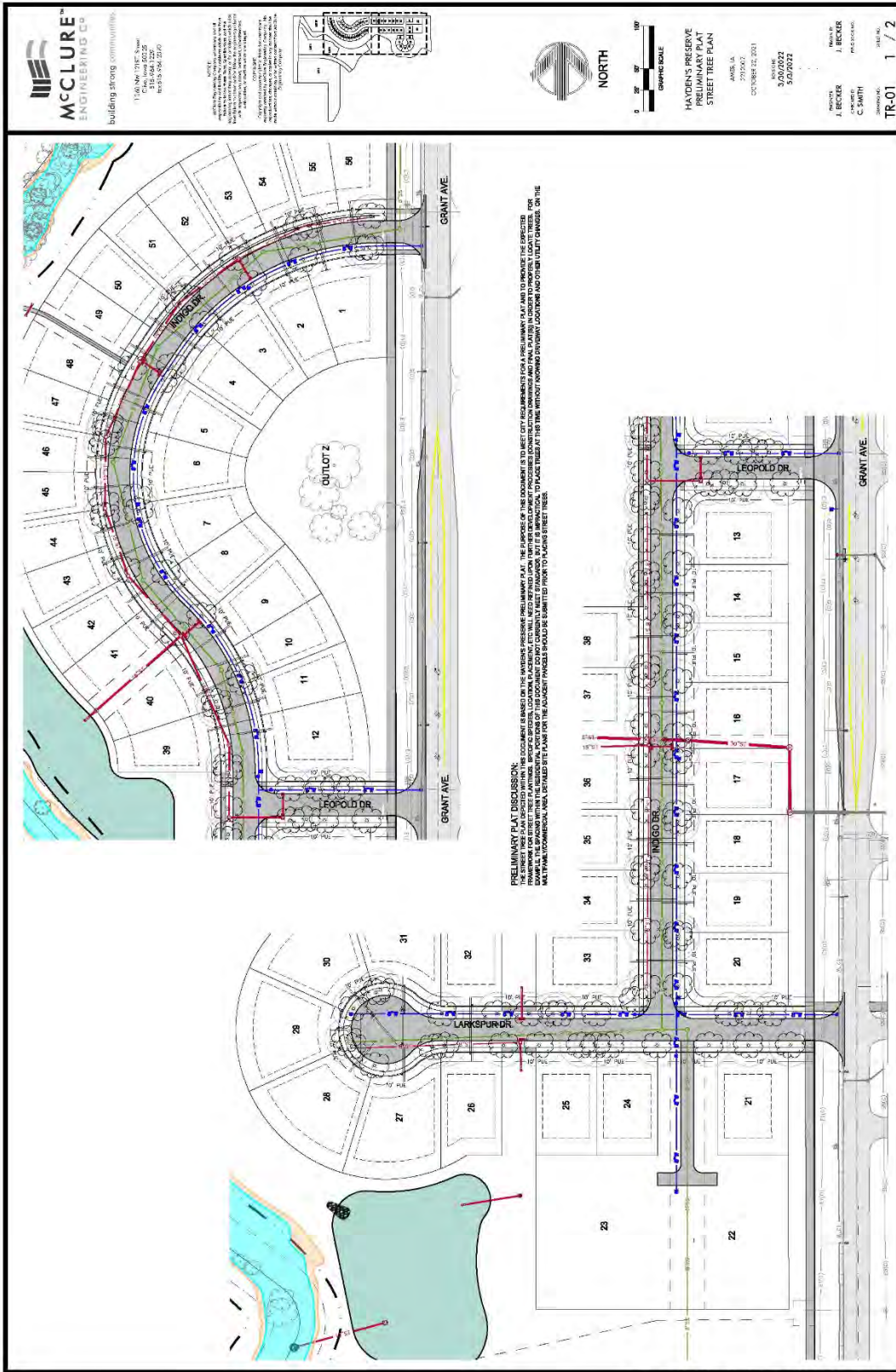
DESIGNED BY
J. BECKER
CHECKED BY
C. SMITH
DRAWN BY
J. BECKER
DATE
03/16/2007
PROJECT NO.
07-01040
SHEET NO.
7 / 10

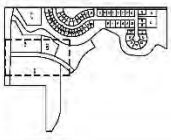


MATCH LINE A
MATCH LINE B
DWG NO. 07-01040
DATE OF PRELIMINARY PLAT 3/16/2007



Attachment D: Street Tree Exhibit





**HARDEN'S RESERVE
STREET TREE PLAN**

AREA: A
2/27/2007
COCORP: 1.101

DESIGNED BY:
J. BECKER
C. SMITH

DATE:
5/3/2007

PROJECT NO.:
11-00000000

DATE:
5/3/2007

SCALE:
AS SHOWN

DATE:
5/3/2007

TR-02 2 / 2



PRELIMINARY PLANT DISCUSSION:
THESE TREES ARE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE BOUNDARIES OF THE PROJECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

STREET TREE NOTES:
1. TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE BOUNDARIES OF THE PROJECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL LANDSCAPE NOTES:
1. ALL TREES SHALL BE PLANTED WITHIN THE BOUNDARIES OF THE PROJECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

#1 SQUARE
#2 ROUND

STREET TREE TABLE

THE FOLLOWING TREES ARE ALLOWED
IN THE PUBLIC RIGHT-OF-WAY:

TREE SPECIES	PLANTING
AMERICAN LINDEN	ALLOWED
AMERICAN Sycamore	ALLOWED
AMERICAN Elm	ALLOWED
AMERICAN Redstart	ALLOWED
AMERICAN White Birch	ALLOWED
AMERICAN Yellow Birch	ALLOWED
AMERICAN Black Walnut	ALLOWED
AMERICAN Sweetgum	ALLOWED
AMERICAN Dogwood	ALLOWED
AMERICAN Magnolia	ALLOWED
AMERICAN Redbud	ALLOWED
AMERICAN Spicebush	ALLOWED
AMERICAN Hawthorn	ALLOWED
AMERICAN Blackberry	ALLOWED
AMERICAN Elderberry	ALLOWED
AMERICAN Yew	ALLOWED
AMERICAN Juniper	ALLOWED
AMERICAN Cedar	ALLOWED
AMERICAN Fir	ALLOWED
AMERICAN Spruce	ALLOWED
AMERICAN Pine	ALLOWED
AMERICAN Cypress	ALLOWED
AMERICAN Palm	ALLOWED
AMERICAN Bamboo	ALLOWED
AMERICAN Grass	ALLOWED
AMERICAN Flower	ALLOWED
AMERICAN Shrub	ALLOWED
AMERICAN Tree	ALLOWED

Attachment F: Conservation Area Maps



Note: 1 The Conservation Management Exhibits do not reflect the updated lot layout that removes the south cul de sac.

Exhibit B - Phase I Lots

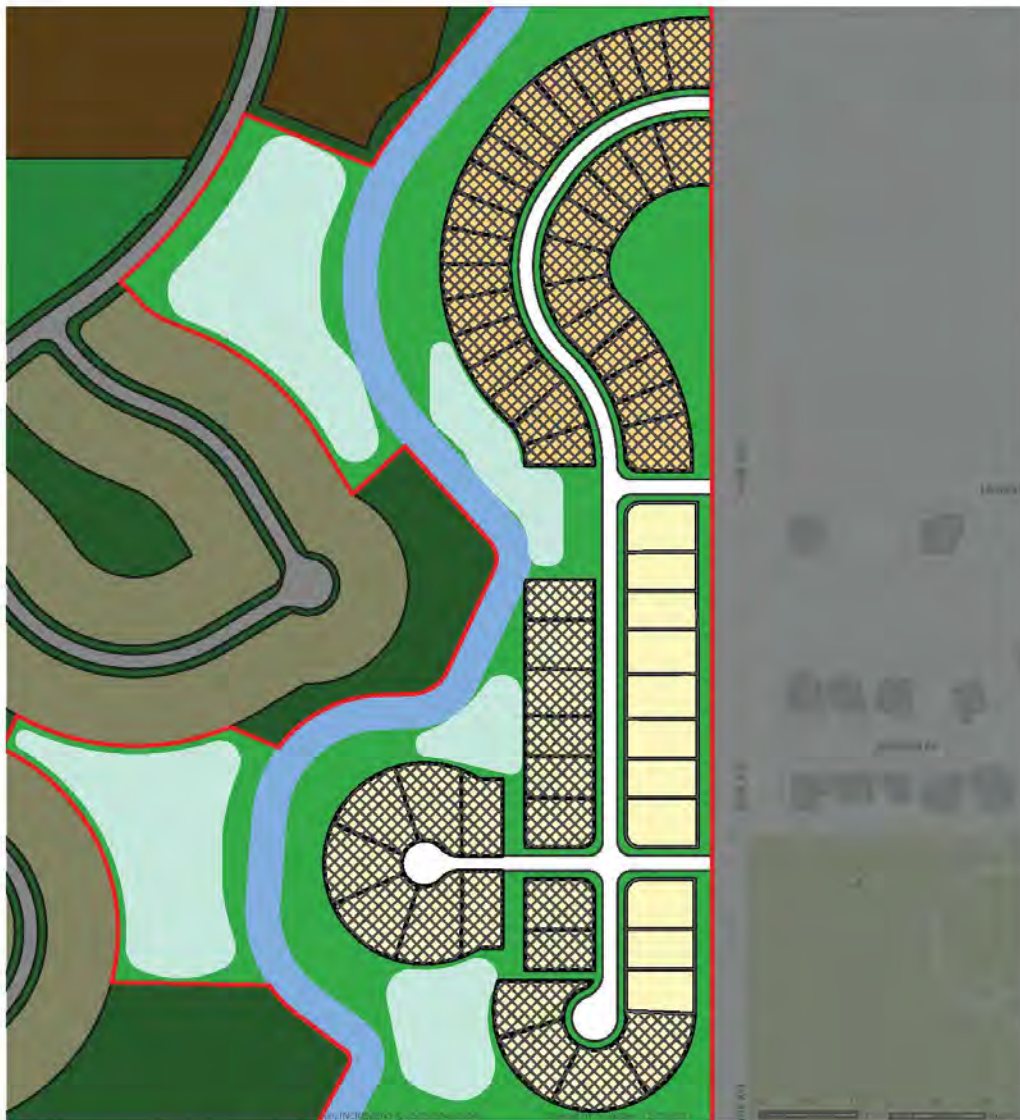


Exhibit B
Phase I Lots
Hayden's Preserve
 Ames, Iowa

Phase 1 Management Areas		Management Areas	
	Phase 1		Single Family Detached
	Creek With Vegetation Buffer		Single Family Attached
	Stormwater Wetland		Lot Abutting Conservation Area
	Open Space		



Note: 2 The Conservation Management Exhibits do not reflect the updated lot layout that removes the south cul de sac

Exhibit C - Phase I Acreage



Exhibit A Phase I Hayden's Preserve Ames, Iowa	Management Areas (Acres)	
	Phase 1	General Service (2.13)
Creek With Vegetation Buffer	Stormwater Wetland (6.29)	Single Family Attached (4.74)
Stormwater Wetland (6.29)	Open Space (11.98)	



Note: 3 The Conservation Management Exhibits do not reflect the updated lot layout that removes the south cul de sac

Attachment F: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.

Ames Municipal Code Chapter 23, Subdivisions, Division VI, establishes requirements for Conservation Subdivisions, as follows:

DIVISION VI CONSERVATION SUBDIVISIONS

(i) The conservation area shall be designated as a Conservation Easement as detailed in the definition section of this ordinance.

(ii) Applicants must provide an explanation of the conservation area objectives achieved with their proposed development and identify the percentage of the total development area that this area occupies.

(iii) All conservation areas shall be part of a larger continuous and integrated system except for conservation areas that are naturally isolated from other conservation areas on or near the site. For the purposes of this section, continuous shall be defined as either physically touching or located across a public right-of-way, for example, on opposite sides of an internal road.

(iv) Conservation areas, in accordance with the Conservation Area Management and Ownership outlined in Section 23.605, shall protect site features identified in the site natural resources inventory Section 23.604 (1) and analysis as having particular value in preserving and/or restoring the natural character and conserving natural resources in compliance with the intent of this ordinance and consistent with the goals and objectives of this ordinance.

(v) Healthy natural features such as woodlands, prairie, wetlands, and streambanks shall generally be maintained in their natural condition. If recommended by a professional with pertinent qualifications, the Municipal Engineer may authorize a modification to improve the natural features' appearance or restore the overall condition and natural processes, in compliance with an approved management plan, as described in Section 23.605.

(vi) All wetlands, floodways, and/or identified wildlife habitat areas shall be contained in conservation areas.

(vii) Conservation areas and open space shall be distributed throughout the development and combined shall comprise at least twenty-five (25) percent of the total area of the subdivision. An area comprised of conservation areas and open space greater than twenty-five percent of the total area of the subdivision may be required if necessary to maintain health features such as woodlands, prairie, wetlands and streambanks in their natural condition as provided in 23.603(2)(v).

(viii) Safe and convenient pedestrian access and access easements sufficient for maintenance vehicles shall be provided to conservation areas.

(f) Landscaping for Conservation Subdivisions - A landscaping plan shall be prepared that identifies all proposed landscaping and conforms to the following:

(i) The preservation of existing native, non-invasive vegetation as identified in the natural resources inventory Section 23.604(1) as being in good condition and of good quality shall generally be preferred to the installation of new plant material.

(ii) Mass grading of sites shall be minimized in order to preserve the natural features of the site.

(iii) Within all required separation areas between residential lots and external roads and site boundaries, existing woodlands with desirable tree species shall be retained.

(iv) All new landscaping in conservation areas to be installed and existing native vegetation to be preserved shall be protected through conservation easement. Native landscaping shall be installed according to the guidelines provided in the Iowa Stormwater Management Manual Section 2E-6.

(v) Trees of native species as indicated by the Iowa Department of Natural Resources and approved by the City shall be planted along internal roads within cluster groups in a total amount equivalent to the standard subdivision requirements. Trees may be planted, but are not required, along internal roads passing through conservation areas.

(vi) Informal, irregular, or natural arrangement is required for newly planted trees to avoid the urban appearance that regular spacing may evoke.

(vii) Trees shall be located so as not to interfere with the installation and maintenance of utilities, shared use paths, or sidewalks that may parallel the road.

(viii) Within all conservation areas, separation between external roads and residential lots, a vegetated buffer area at least 25 feet in width shall be maintained or established. Where no natural trees and/or shrubs exist, native plant materials shall be planted.

(ix) Conservation areas required to meet Section 23.603(1)(d), shall be planted using native species to enhance privacy and a natural appearance.

(x) Required buffers around wetlands, all water bodies and drainageways must be naturally vegetated or planted with native plant species appropriate to the surrounding landscape.

(xi) Buffers consisting of an informal, irregular or natural arrangement of native plant

species, combined with infrequent or prescriptive mowing are required to create a low-maintenance, naturalized landscape.

(xii) In addition to the above, land management practices minimizing the impact of nutrients shall be used and demonstrated in Ada Hayden Watershed; minimal fertilization of lawns including the use of phosphorus-free fertilizers is recommended.

(Ord No. 4042, 8-10-10)

23.604. APPLICATION PROCEDURE.

In addition to the standard subdivision application requirements, an inventory and mapping of natural resources shall be conducted prior to the initial submittal.

(1) **Inventory and Mapping of Natural Resources.** An inventory of natural resources of the proposed development site shall be conducted by experts in the field such as biologists, ecologists, soil scientists, hydrologists, geologists or those credentialed in a manner acceptable to the Municipal Engineer and must be submitted with the conservation subdivision application. The inventory must include, but is not limited to the following information mapped at a scale of no less than one inch equals 50 feet:

(a) Topographic contours at 2-foot intervals.

(b) United States Department of Agriculture, Natural Resource Conservation Service soil type locations and identification of soil type characteristics such as percolation rates, suitability for infiltration-based stormwater management practices, hydric soils, depth to water table, and suitability for wastewater disposal systems if applicable.

(c) Hydrologic characteristics, including surface water bodies, floodplains, groundwater recharge and discharge areas, wetlands, natural swales, drainage ways, and slopes 10% or greater.

(d) Land cover on the site including but not limited to prairie, woodland, forest, wetland and general cover type (pasture, woodland, etc.), and stand-alone trees with a caliper of more than [24] inches measured four feet off the ground. The inventory shall include comments on the health and condition of the natural resources.

(e) Known critical habitat areas for rare, threatened or endangered species using existing documented inventories.

(f) Cultural resources shall be identified by a brief description of historic character of buildings and structures, historically important landscapes, and archeological features using a review of existing, documented inventories.

(2) **Education and Outreach Plan for the Development.** An educational plan shall be developed and distributed to all perspective lot owners that describes the characteristics of the conservation subdivision including the development concept, conservation areas management practices that will be used to manage these areas, and benefits of the natural features. They shall also include information on lawn care strategies that reduce nutrient and pesticide inputs and pollution to local water bodies. Lot owners shall be made aware of the wildlife aspects of a conservation subdivision. Deer, birds, and other animals and insects will be attracted to the natural areas.

(Ord. No. 4042, 8-10-10)

23.605. CONSERVATION AREA MANAGEMENT AND OWNERSHIP.

(1) **Conservation Area Management Plan.** Every conservation subdivision must include a plan that provides evidence of a means to properly manage the conservation areas and open space areas in perpetuity through a conservation easement for conservation areas or common ownership for open space areas and evidence of the long-term means to properly manage and maintain all common facilities, including any stormwater facilities. The plan shall be approved by the Municipal Engineer prior to plat approval.

(a) A conservation area management plan shall be submitted with the following components during the following approval stages:

(2) **Preliminary Plat:**

(a) Include a conservation area management plan specifically focusing on the long-term management of conservation areas. The conservation area management plan shall include a narrative, based on the site analysis required in Section 23.604(1), describing:

(i) Existing conditions including all natural, cultural, historic, and scenic elements in the landscape.

(ii) The proposed completed condition for each conservation area; and the measures proposed for achieving the end state.

(iii) Proposed restoration measures, including: measures for correcting increasingly destructive conditions, such as erosion, and measures for restoring habitats, ecosystems, and