

ITEM #: 43  
DATE: 05-24-22

**COUNCIL ACTION FORM**

**SUBJECT: APPROVAL OF HEARTLAND SENIOR SERVICES PROPOSED SITE PLAN & ELEVATIONS FOR 205 SOUTH WALNUT**

**BACKGROUND INFORMATION:**

Heartland Senior Services (“Heartland”) is requesting approval of the initial building and site improvement plans for the 1.23-acre site located at 205 S. Walnut Street. This property is owned by the City of Ames. On February 8, 2022, the City Council approved a 50-year lease of the property to Heartland for the public purpose of procuring needed services to the senior community in Ames.

**The lease requires that Heartland receive prior approval from the City Council for the initial building and site improvement plans. The lease also requires Heartland to meet all applicable City codes, ordinances, and standards. Heartland has submitted site and building concept plans for City Council approval. To approve this request the Council must determine if the proposed site plan and building concepts are consistent with the lease requirements. The actual Site Development Plan and building permits will subsequently be approved by staff consistent with City Council’s approval of the proposed plans.**

**SITE DEVELOPMENT PLANS & ELEVATIONS:**

Site Development Plans & Elevations for the property were submitted on May 4, 2022. The Development Review Committee (DRC) reviewed the Site Development Plans for compliance with the requirements of the *Ames Municipal Code* and provided initial comments on May 13, 2022. A revised submittal was received on May 20, 2022 for City Council’s review. Even though the plans have not yet received final DRC approval, the plans convey the initial building design and site layout, so that the plans can be reviewed and direction given by the City Council. The site plan, floor plan, and elevation renderings are included as *Attachments B & C*.

Evaluation of the project for zoning conformity is unique due to the City’s ownership of the property and lease of the site for a quasi-public purpose of a Senior Center. The City chose to retain Government/Airport District (S-GA) zoning for the site rather than rezone it to commercial zoning district. **Under S-GA zoning, governmental structures and uses have legal exemption from local zoning requirements, but it is expected that the development will be compatible with the general character of the area and follow the standards, to the extent practicable, of the most comparable zoning district.**

The Department of Planning & Housing determined that applying the Neighborhood

Commercial (NC) Zoning Standards would be the most appropriate zoning district based upon the intended use of the site as a “community facility” and the land use designation for the area as part of Plan 2040. (See *Attachment A, Location and Current Zoning Map.*)

NC zoning is intended for small and medium sized commercial sites that exist within already developed areas. The NC zoning includes standards designed to enhance compatibility with neighborhoods through pedestrian scale features, architectural treatments, locational limits on parking. A recent example of an NC approved project is the downtown Fareway. **Overall, staff believes the intent of the zoning is achieved with the proposed plan. Staff has highlighted below notable features of the project and the proposed parking planned for the site for City Council consideration.**

### **PROJECT DESCRIPTION:**

The building is proposed as a one-story structure with a mezzanine. The main level of the facility includes 15,635 sq. ft., composed of adult day care (3,960 sq. ft.), offices (1,760 sq. ft.), and community center (9,915 sq. ft.). The community center area is proposed to include a multi-purpose/meeting room, hobby hub, cardio/strength workout area, fitness studio, bistro, catering area, restrooms and common gathering areas. The portion for the adult day care is approximately 1/3 of the total area and is enclosed and separated from the general use area. The facility will be used both during the daytime and evening.

The building is proposed at a height of just under 20 feet, which is well below the 35 foot height limit of the NC zoning. Mechanical equipment is part of the mezzanine design, or located on the ground. The mezzanine also includes some storage area. Being a one-story structure, the building’s profile is compatible with the character and scale of the general surroundings along S. Walnut, which consist of one-story office to the south, one story commercial to the west, and multi-story residential across Walnut to the east.

The site layout consists of one single driveway access point at the south end of the site and the building situated at the north end of the site. There are two separated entrances to the building, both of which face south to the parking lot. The east façade (front façade) of building along Walnut includes windows and brick materials, but it does not include a building entrance.

The building location is under review with the design team to address utility space along the western (rear) boundary. The proposed concept accommodates utility space to the rear and has an 11-foot front yard setback. The general arrangement of the site and layout of the building will not significantly change with the final choice of building location. Within the NC zoning district, building facades without street entrances have a front setback of 10’. Facades with a building entrance can be reduced to zero. The building as shown does meet the required NC setbacks.

The primary building entrances are oriented to the south facing the parking lot. There is an entrance to each of the use areas of adult day to the rear and community space to the front. The most prominent entrance, including a vestibule, leads to the community center.

The entrances connect with an 8-foot wide sidewalk leading to the public sidewalk along S. Walnut. Each area also includes an exit to the north into a courtyard. The courtyard is generally 15' deep and approximately 110' long.

The parking is consolidated to the south end of the site maximizing the use of the site to its fullest. There is one access way into the parking lot from S. Walnut. The design of the parking lot provides for convenient flow of vehicles and movement of pedestrians and will prevent hazards to adjacent streets or property. The parking is configured as two double loaded aisles across the south portion of the site. There is also a drop-off lane at the entrance to the Adult Day Care. The parking lot will include lighting.

**Parking for the site requires a City Council determination of appropriateness for the mix of uses. Heartland has indicated that the adult day care patrons do not drive and to apply a parking rate to the gross floor area of the space would be inappropriate.** A drop-off lane is provided at the entrance to this portion of the facility. "Adult Day Care" is not a category within the table of parking requirements. The closest similar use classification is "Nursing and Convalescent Homes" which require 1 space/5 beds, plus 1 space/2 staff members of the largest shift. Heartland indicates that this portion of the building will have seven employees. Required parking for this portion of the facility is calculated based upon the number of employees, which is seven.

Office use parking requirements are calculated at 1/300 sq. ft. The remaining area is classified as a community facility and due to its large open spaces and versatile uses, it has the highest parking requirement as a Community Center calculated at 1/200 sq. ft.

Use	Parking Rate	Factor	Required
Adult Day Care	1 per 2 employees	7 employees	3 parking spaces
Office and ancillary uses (including mezzanine area)	1 space per 300 square feet	1,760 square feet	6 parking spaces
Community Center area	1 space per 200 square feet	9,915 square feet	50 parking spaces
Total Required Spaces			63

The site accommodates a total of 49 parking spaces, which includes: 2 electric charging stations (or general use), 3 ADA compliant spaces, and 44 regular spaces. Although on street parking could be counted towards the site totals by zoning, there is no parking permitted along Walnut. Overflow parking would have to occur on an adjacent commercial property or on South 2<sup>nd</sup> Street to the east of the site. Based upon the noted area for each use, the project requires a total of 63 parking spaces. **The calculated number of parking spaces for comparable uses is greater than the parking spaces that are being provided.**

To add more parking to the site would require either a change to a two-story building or a reduction in square footage of the building for community center uses. However, **with City Council's concurrence on the described uses and planned intensity of use as meeting the City's objective for leasing the site for a senior facility, City Council can find the proposed parking spaces, while less than a commercially established building, is the practicable amount of parking on site available to serve the use.**

The NC zoning district also has certain Architectural Standards [Sec. 29.801.(4)] to diminish building mass and enhance the building's appearance. These standards are designed to address compatibility interests of scale for nearby residential uses and to provide architectural interest and variety. The building is proposed with a stone veneer with vertically oriented windows to the north, south and east. The mezzanine rises above the stone base. The north and south facing façades each have some degree of architectural relief. The east elevation facing the street does not have any interruptions in the length other than the inclusion of the windows.

The NC zoning district requires street facing facades to have interruptions in the length of the wall at least every 40 feet. The building is approximately 114 feet in length at its widest point. Compliance is required with at least two of the standards. **The applicant believes they meet the intent of the standards with panels of varying stone treatments on the front façade along with the windows. Staff supports the design choices as meeting the guidelines intent overall and the criterion b. and d.**

#### Facade Design Guidelines

- a. Modulation (i.e., change in wall plane or step-backs off-set by at least two feet);
- b. Change in material or texture, including masonry brick pattern;
- c. Patterns of columns, or pilasters with at least a six-inch depth, or equivalent elements that subdivide the wall;
- d. Fenestration
- e. Projecting structures such as arcades, arbors, or awnings, with a minimum depth of six-feet.

The building has interesting roof components with the raised mezzanine. **The building meets the requirement for variations in the roof form and variation in the height of the roof elements.**

**Landscaping for the site will comply with the City's front yard and parking lot landscaping requirements.** Three existing trees on the site (two maple and one pine) are proposed to be removed. A total of 15 new overstory trees will be added. The front yard landscaping includes a mix of six trees, along with required shrubs and ornamental grasses. The front yard landscaping includes six trees, based on the length of frontage. Front yard shrubs and grasses are calculated based upon the distance between the building facade and the right-of-way or the parking lot and right-of-way with a minimum depth of 10'. The parking lot will include 11 overstory trees, within planting islands and dispersed around the perimeter of the parking lot.

An 8' tall cedar privacy fence runs along the western property line for approximately 176' as a screen between the parking lot and the adjacent loading area at the rear of Hobby Lobby. The fencing can be 8' in height at the property line because the rear setback requirement is zero.

The impervious area of the site will be less than one acre. Therefore, the site is not required to provide stormwater collection facilities on-site.

**ALTERNATIVES:**

1. The City Council can approve the initial building and site improvement plans for Heartland Senior Services at 205 S. Walnut Street fulfilling the requirements of the lease and direct staff to proceed with review of the Site Development Plan and building permit applications.
2. The City Council can determine that the proposed initial building and site improvement plans for Heartland Senior Services at 205 S. Walnut Street are not consistent with City Council objectives for use of the site and direct the applicant to make revisions.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

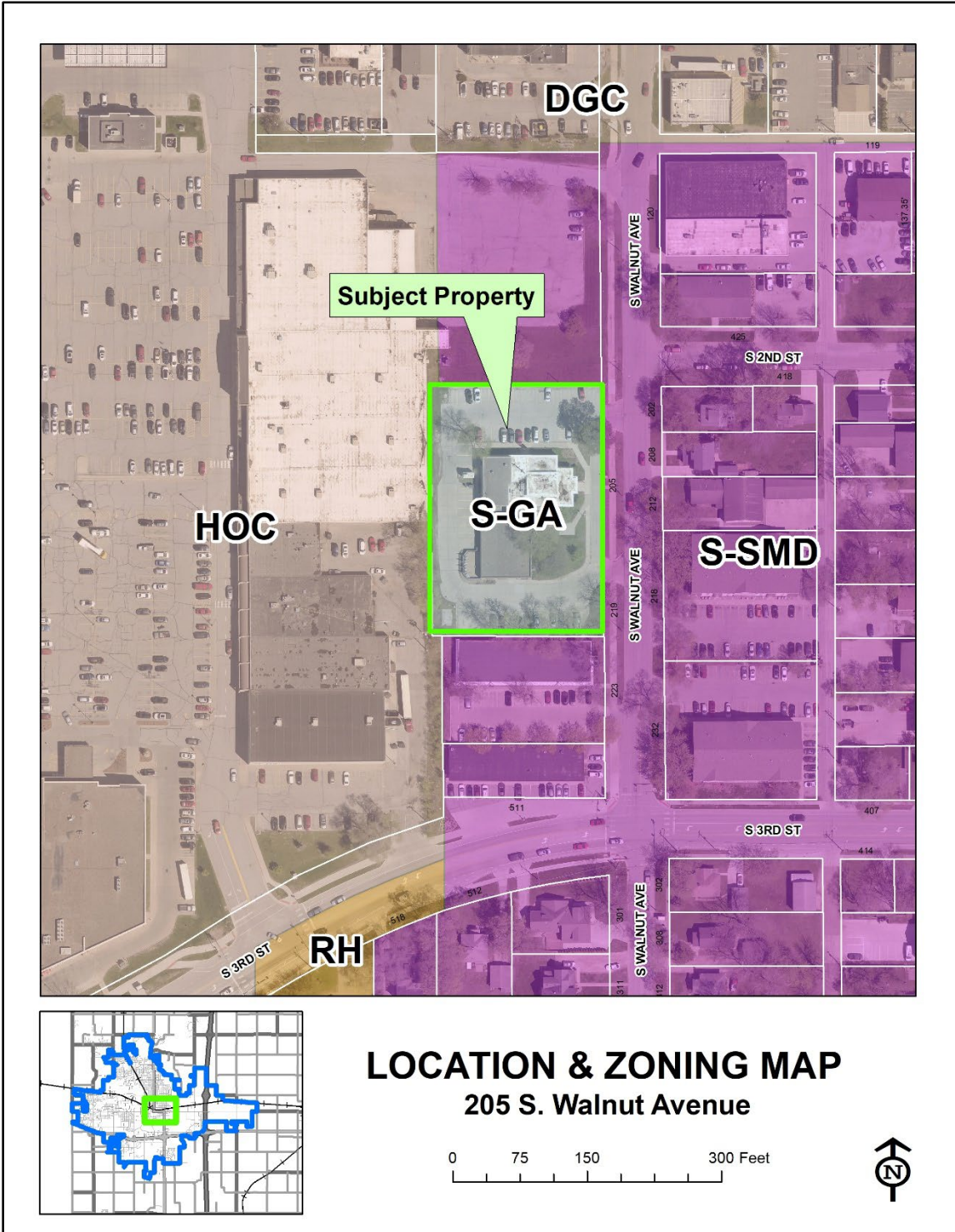
**CITY MANAGER'S RECOMMENDED ACTION:**

The purpose of the review of the initial building and site improvement plans is to determine the project's conformance with the Council's objectives for the site and for the appropriate arrangement and design of the use of the site.

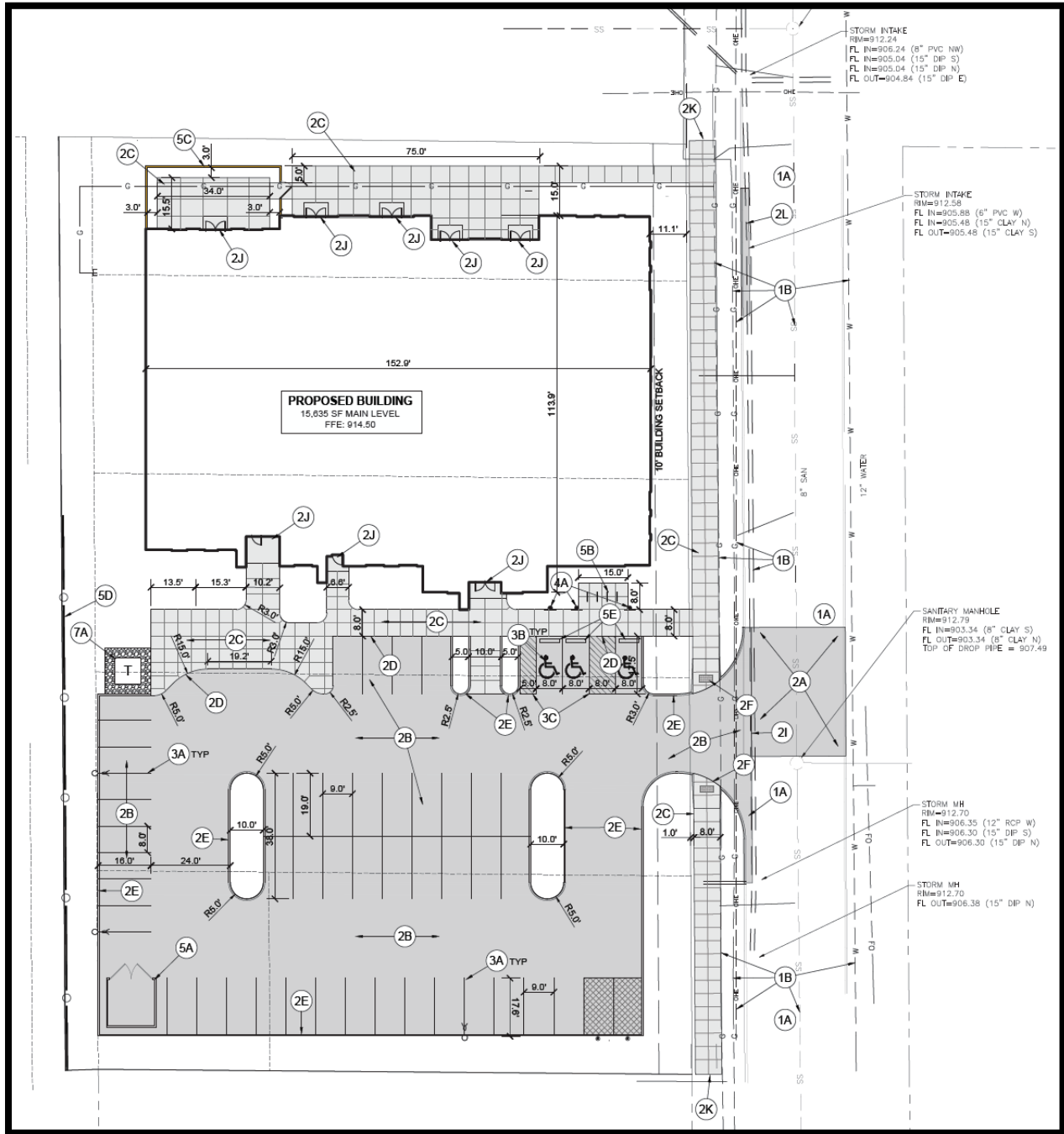
The review is also to determine if strict compliance is required with the table of parking regulations and with the NC development standards. Staff finds that the proposed use with its site layout, parking supply, and architectural design can be found consistent with the S-GA zoning expectations for compatibility and conformance to comparable zoning district standards of NC.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the initial building and site improvement plans for Heartland Senior Services at 205 So. Walnut Street.**

**Attachment A- Site Location & Zoning**



# Attachment B- Site Layout, Floor Plan, Landscaping



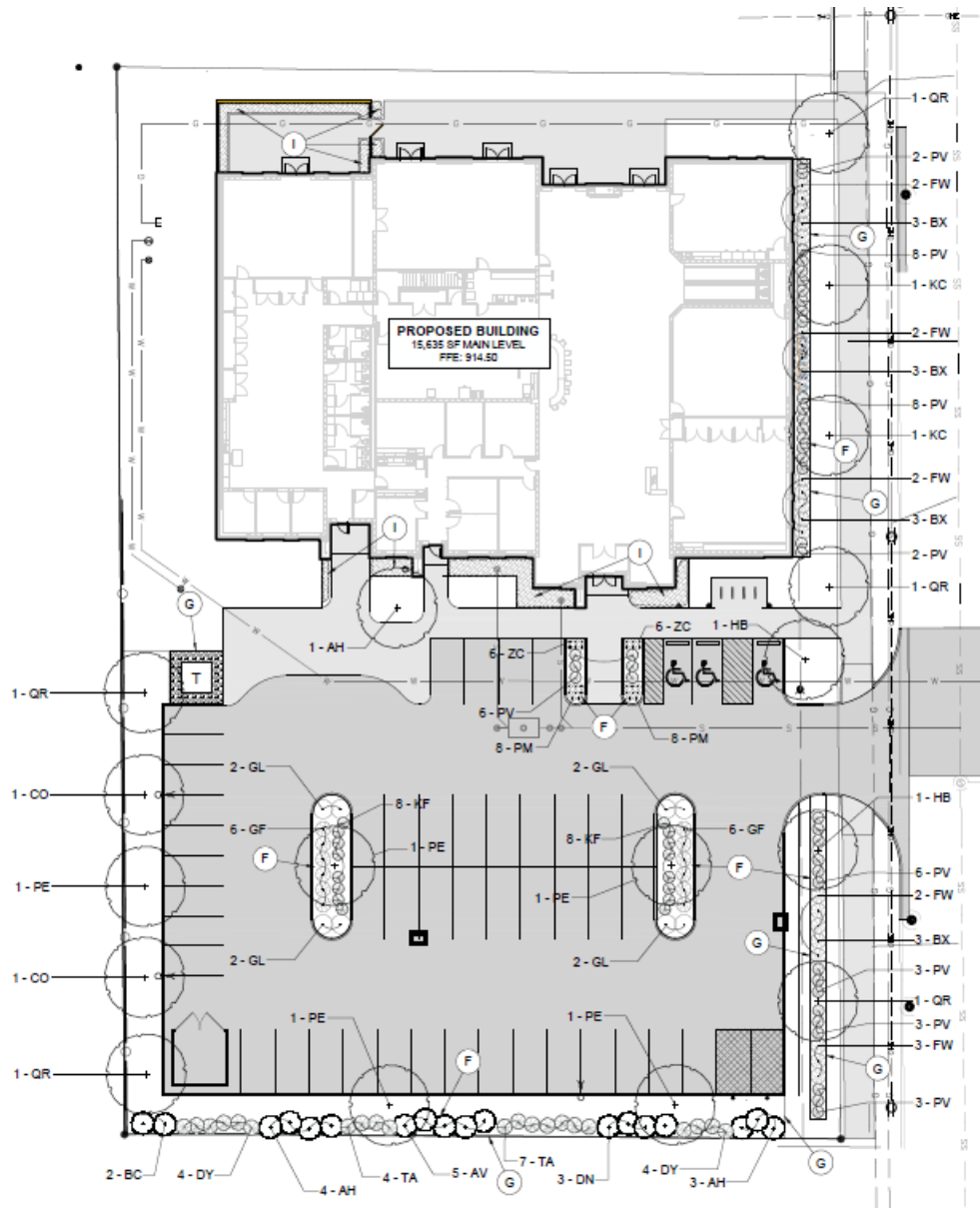




**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- ACTIVITY WING (EAST)
- ADULT DAY CENTER WING (WEST)
- DINING
- DUCKPIN BOWLING
- EGRESS
- FOOD SERVICE
- MULTIPURPOSE ROOM (NORTH)
- OFFICE SUITE (SOUTH)
- SUPPORT





**PLANT SCHEDULE**

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
<b>OVERSTORY TREES</b>						
HB	3	AMERICAN HORNBEAM	CARYNUS CAROLINIANA	2.0" CAL	B&B	MATCHED SPECIMENS
PE	5	PIONEER ELM	ULMUS X HOLLANDICA 'PIONEER'	2.0" CAL	B&B	MATCHED SPECIMENS
KC	2	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
CO	2	KENTUCKY COFFEETREE	QUERCUS MAUEHLBERGERI	2.0" CAL	B&B	MATCHED SPECIMENS
QR	5	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
<b>SHRUBS</b>						
BC	2	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5	CONT.	FULL FORM - MATCHED
FW	11	FINE WINE WEIGELA	WEIGELA X FINE WINE	#5	CONT.	FULL FORM - MATCHED
AH	7	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERIFOLIA 'ALICE'	#5	CONT.	FULL FORM - MATCHED
DN	3	DIABLO NINEBARK	PHYSCARPUS OPUULIFOLIUS 'MONLO'	#5	CONT.	FULL FORM - MATCHED
GL	8	GROW LO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT.	FULL FORM - MATCHED
GF	12	GOLD FLAME SPIREA	SPIRAEA BUNALDA 'GOLD FLAME'	#3	CONT.	FULL FORM - MATCHED
DY	8	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	#5	B&B	FULL FORM - MATCHED
AV	5	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	#5	CONT.	FULL FORM - MATCHED
TA	11	TECHNIO ARBORVITAE	THUJA OCCIDENTALIS 'BAILLIHAW'	#5	B&B	FULL FORM - MATCHED
BX	12	CHICAGO LAND BOXWOOD	BUXUS X 'GLENCOE'	#5	CONT.	FULL FORM - MATCHED
<b>ORNAMENTAL GRASSES</b>						
KF	18	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	FULLY ROOTED IN CONTAINER
PV	40	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1	CONT.	FULLY ROOTED IN CONTAINER
<b>PERENNIALS</b>						
ZC	12	ZAGREB COREOPSIS	COREOPSIS SP. 'ZAGREB'	#1	CONT.	FULLY ROOTED IN CONTAINER
PM	16	PARDON ME DAYLILY	HEMEROCALLIS X 'PARDON ME'	#1	CONT.	FULLY ROOTED IN CONTAINER

**LANDSCAPE REQUIREMENTS**

<b>FRONT YARD</b>	
TOTAL LENGTH OF FRONT YARD	281.5 LF
TOTAL CALCULATED FRONT YARD (10' X 281.5')	2,815 SF
TOTAL REQUIRED OVERSTORY (1 / 50 LF)	6
TOTAL REQUIRED SHRUBS (8 / 1,000 SF)	23
TOTAL REQUIRED ORN. GRASSES (12 / 1,000 SF)	34
TOTAL OVERSTORY PROVIDED (1 EXISTING, 5 PROPOSED)	6
TOTAL SHRUBS PROVIDED	23
TOTAL ORN. GRASSES PROVIDED	34
<b>PARKING LOT LANDSCAPING</b>	
TOTAL GROSS AREA OF PARKING LOT	18,880 SF
10% REQUIRED LANDSCAPING AREA	1,888 SF
TOTAL REQUIRED OVERSTORY (1 / 200 SF)	10
TOTAL LANDSCAPED AREA PROVIDED	2,163 SF
TOTAL OVERSTORY PROVIDED	10
<b>MINIMUM PLANT SIZING</b>	
TREES	1.5" CAL
SHRUBS	#2 CONT AND 15"

**Attachment C- Elevations**

**South and East Elevation**



**East and North Elevation**



