

ITEM #: 31
DATE: 03-26-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR CONSTRUCTION OF 38 UNITS OF MULTI-FAMILY AFFORDABLE HOUSING LOCATED WITHIN A PUD OVERLAY ZONING DISTRICT AT 3216 TRIPP STREET

BACKGROUND:

Hatch Development Group, in partnership with the City of Ames, is proposing to construct 38 units of low-income affordable multi-family housing at 3216 Tripp Street. This is part of an affordable housing development by the City within the Baker Subdivision. (See Attachment A- Location Map)

The proposed development is the culmination of a major goal of City Council over the last several years to provide for quality affordable housing on a multi-family scale along with ownership housing opportunities in the Baker Subdivision. The proposal follows nearly eight months of coordination and discussion between City staff and the Hatch Development team for construction of the proposed multi-family development in coordination with the City's planned geothermal system.

The site was rezoned to Residential Medium (RM) Density with a Planned Unit Development Overlay and Master Plan in April 2023. The proposed Major Site Development Plan must comply with the requirements of the PUD Master Plan which limited the density of development, orientation of buildings, and height of buildings. (See Attachment F). Creekside will be adjacent to the single-family component of Baker Subdivision located to the west and north. A storm water detention facility is to the east of the site and College Creek to the south.

The proposed development includes 38 units of apartments to be constructed along the south side of Tripp Street among six buildings configured primarily as townhome style units. (See Attachment B & C-Site Plan & Architectural) Each group of units is two stories in height. The buildings are arranged around and throughout the site with drive aisles and parking lot areas in between along with greenspace area. The units range in size from 2-4 bedrooms with a majority being 3- and 4-bedroom units. The project is designed as family low-income housing serving households earning below 50% of the Area Median Income.

PUDs allow for the arrangement of different housing types and lot sizes than allowed by standard base zoning. This fits with the City's vision of providing both affordable housing and different housing types. The developer has taken advantage of a reduced front yard setback of 15 feet to line Tripp Street with unit entries facing the street.

The developer has also taken advantage of the reduced affordable housing parking requirement in the PUD standards with two spaces per unit, regardless of bedroom count. At one time, a greater reduction was proposed but the final design includes two spaces per unit. Limited on-street parking has also been provided for along the Tripp Street frontage. The site access to Tripp Street is via a single access point at the northeast corner of the site in alignment with Latimer Lane. A single crosswalk will also be established at this location.

An open house meeting was held with the neighborhood association and surrounding neighbors

regarding this project on January 29. The project was determined to conform to the prior master plan and designs reviewed by the neighborhood. No concerns were expressed about the project at the meeting.

At the March 6 Planning & Zoning Commission meeting, the Commission reviewed the Major Site Development Plan at a public hearing. Michael Kiernan, representative for Hatch Development, spoke to the Commission. Commission members asked some questions regarding project details such as rental status as well as some detail questions about the site. No other public comment was received at the meeting. The Planning & Zoning Commission voted 7-0 to recommend the City Council approve the Major Site Development Plan.

ALTERNATIVES:

1. Approve the Major Site Development Plan for 3216 Tripp Street for a 38-unit Multi-Family Affordable Housing Development and find that the proposal meets the RM zoning, PUD Master Plan and Major Site Development Plan criteria, and direct staff to prepare an ordinance to modify the parking regulations along the south side of Tripp Street adjacent to the site.
2. Do not approve the Major Site Development Plan for 3216 Tripp Street on the basis that the Council does not find the proposed project to conform to the standards of the RM zone, PUD Master Plan and Major Site Development Plan criteria.
3. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed project is consistent with the City's RFP for affordable housing development and the RM zoning with a PUD Master Plan. The proposed deviations support a high-quality living environment for the residents and are consistent with the PUD principles for orienting housing to public streets with compatible architectural design and layout for parking and open space. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT(S):

[Addendum- Creekside Townhomes.pdf](#)

[Attachment A- Creekside Townhomes.pdf](#)

[Attachment B- Creekside.pdf](#)

[Attachment C- Creekside- Building Elevations.pdf](#)

[Attachment D- Creekside Floorplans.pdf](#)

[Attachment E- Creekside-PUD Standards.pdf](#)

[Attachment F- Creekside Masterplan.pdf](#)