

## **ADDENDUM**

### **PROJECT DESCRIPTION:**

The applicant is requesting approval of a Major Site Development Plan as an amendment to the approved Integrated Site Plan Subdivision for 1410 Buckeye Avenue. A carwash exists on the site and was approved in 2022. The new proposal is for Les Schwab Tire Center. No lot changes are proposed and a Preliminary Plat or Final Plat amendment was not determined to be necessary by staff.

**Site Layout.** The property is 0.94 acres and contains an existing carwash. The site would be fully redeveloped, including new paving, utility connections, landscaping, and a new building. Les Schwab Tire Center is a permitted use in the HOC zone. The building would service vehicles and offer sales of vehicle related items. The Shop shows 6 service bays along the north façade, as well as the primary pedestrian building entry.

Sidewalks exist along the Buckeye Ave and S. Duff Ave frontages. No changes are proposed to the sidewalks. The sidewalks will connect with an onsite pedestrian walkway that extends through the site.

A trash enclosure is located near the center of the site and uses similar building materials for screening purposes. The design approach integrates with the site and meets the intent of using high quality building materials for enclosures that are prominent and in front of buildings. The landscaping along the perimeter also softens the looks of the site and enclosure location.

**Parking.** Required parking for the site is 15 spaces. The applicant exceeds the minimum required, proposing 30 parking spaces. There are two ADA parking spaces along the parking area to the east. The two spaces have access to an accessible route to the primary building entry. All parking spaces are sized 9'x20', exceeding the minimum standard of 9'x19'.

Bike parking is proposed on the east side of the property. The spaces can be accessed from sidewalk connections along Buckeye and Duff.

**Landscaping.** The minimum required landscaping in the HOC zone is 15%. The proposed site plan shows that approximately 25.7% is reserved for landscaping. The site is also required to meet the front yard landscaping requirements along both Buckeye Ave and S. Duff Ave, as well as tree planting requirements along the frontages and throughout the parking area. The Landscaping Plan shows 12 new trees throughout the site and preserves 7 existing trees from the previous development. The Landscape Plan meets the quantity requirements and standards for arrangement of landscaping.

Parking lot trees are required to be dispersed throughout, with the exception of loading areas. Due to service bay access, part of the site is loading area and no trees are located along the building.

**Building Elevations.** Building elevations have been provided and detail the building materials, entrances/exits, and design. The primary building material is precast concrete

in colors of grey, white, and red. The elevations also show 6 service bays located along the north side of the building. The building will also have a metal canopy that wraps around the north and east façades.

The rooftop mechanical equipment is screened along the east, S. Duff, façade. The parapet wraps around the north and south sides of the building to fully meet the screening standards. Staff believes due to the mechanical structures being placed along the east side of the building that the line of site provides adequate screening from Buckeye Ave.

The building design for commercial buildings of the Duff Plaza relies upon the use of concrete block with brick pilasters to provide for architectural interest and relief to the large walls of the buildings. Other office buildings abutting the site use primarily brick as the building materials. The proposed tire shop design differs from the looks of the Duff Plaza but incorporates materials that can be found compatible in quality and style.

**Infrastructure.** The site is fully served by City infrastructure. All public utilities are available to serve the development. The subject properties are in the City of Ames electric service territory.

**Stormwater Treatment.** The site is subject to conformance with Municipal Code Chapter 5a and 5b requirements for stormwater control and treatment. New development plans to use the existing underground stormwater management system. The Public Works Department has reviewed the submitted plans and has concluded that existing stormwater facilities can handle the increased runoff from the construction of the building.

**Access/Traffic.** Vehicular access is currently provided to the site from Buckeye Avenue. The access point is planned to be widened from 30' to 32' to accommodate larger truck traffic that will visit the site. A turning template has been submitted and approved by staff. The access point will remain generally in the same location as the existing drive. The driveway exceeds minimums, but is needed for truck turning movements. It is within the width maximum of SUDAS that are applied by the City for site design. No access will be allowed from S. Duff Avenue on the east boundary of the site.

**Major Site Development Plan Criteria.** The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include 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, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.*

There are no changes to these findings related to the amended plan.

**Public Notice.** Notice was mailed to property owners within 400 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received

## Major Site Development Plan Criteria

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 proposed development will maintain the existing underground detention system beneath the parking lot. The Public Works Department has reviewed the proposal for stormwater detention and finds that it meets the requirements of Chapter 5a and 5b, of the Municipal Code, for stormwater control and treatment.

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 existing utilities were reviewed and found adequate to support the anticipated load of the proposed development. There are no offsite upgrades needed to serve the site for any utility.

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 fire truck circulation and found that the needs of the Fire Department are met for access and circulation.

4. ***The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site, the flatness of the parcel, and the distance from a floodplain.

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

The developer is working with the existing topography of the site. There are no notable features on the site. The disturbed areas of the site are required to come into compliance with current landscape requirements.

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 proposed development will provide for vehicular access off Buckeye Avenue. The sidewalks onsite will connect with the public sidewalks along Buckeye Avenue and S. Duff Avenue.

- 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 area is screened to meet front yard landscaping requirements along Buckeye Avenue and S. Duff Avenue. The trash enclosure will use similar building materials for complete screening and be further screened by landscaping. The enclosure meets the zoning requirements for solid waste collection areas.

- 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.***

Access to the proposed development will be from Buckeye Avenue. No access will be allowed from S. Duff Avenue.

- 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.***

All lighting will be required to comply with the City's Outdoor Lighting code. The applicant proposes pole lighting to illuminate the parking area and building mounted lighting fixtures.

- 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.***

The proposed development is not expected to generate any nuisances.

- 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.***

Development in the area consists of a mix of office buildings along Buckeye and larger commercial buildings set further to the west. All these buildings are between 15 and 50 feet in height. The tire shop building is small in area with a maximum height of 23'4".

The proposed development meets the zone development standards for the (HOC) Highway-Oriented Commercial zone, including standards for maximum floor area ratio, minimum lot frontage, minimum building setbacks, maximum building coverage, minimum landscaped area, and maximum height. The same HOC zone development standards apply to adjacent and surrounding properties in all directions.

## **23.700 SUBDIVISION FOR INTEGRATED SUBDIVISIONS**

### ***23.702. APPLICABILITY.***

- (1) The subject site shall consist of one or more legally created lots.*
- (2) The property must be zoned commercial, industrial, medium density residential or high density residential.*
- (3) Residential development under these provisions is limited to apartment dwellings only.*
- (4) The subdivision must be associated with a Major Site Development Plan under Chapter 29.1502. Within this context, the Major Site Development Plan will be considered and referred to as an Integrated Site Plan.*

### ***REVIEW PROCEDURE.***

*An Integrated Site Plan Subdivision is subject to the same review process and decision criteria as Major Subdivision (Section 23.302); and an Integrated Site Plan is subject to the same review process and decision criteria as a Major Site Development Plan (Section 29.1502). Although the subdivision and site plans are separate documents, they are reviewed and processed simultaneously, and an Integrated Site Plan Subdivision incorporates by reference all documents of an approved Integrated Site Plan.*