

COMMISSION ACTION FORM

DATE PREPARED: December 11, 2009

REQUEST: Major Site Development Plan/Preliminary Plat Revision for a Commercial Development at Stange Road and Northridge Parkway (SDP-09-18).

PROPERTY OWNER: Erben Hunziker and Margaret Hunziker Development LLC,
D&R Furman LLC, R. Friedrich and Sons, Inc.
105 South 16th Street
Ames, Iowa 50010

CONTACT: Chuck Winkleblack, Hunziker & Associates

LOCATION: Southeast corner of Stange Road and Northridge Parkway

ZONING: "F-VR" (Village Residential Floating Zone)

PROJECT DESCRIPTION:

The applicant is requesting approval of a revision to the approved Major Site Development Plan/Preliminary Plat for the Somerset Subdivision. The existing lot (Lot 1 of Somerset Subdivision Eleventh Addition) is currently vacant. The applicant seeks an update to the Major Site Development Plan and Preliminary Plat to allow for the creation of three lots for commercial buildings. A fourth lot will create a shared parking area to serve the Somerset commercial properties. The location is shown on Attachment 1. The layout plan is shown on Attachment 2.

Following approval of the Major Site Development Plan/Preliminary Plat, a Final Plat will need to be approved by the City Council. It is anticipated that the Final Plat will be submitted soon after this approval. In addition, prior to construction of any building, staff will review and approve a Minor Site Development Plan.

STAFF ANALYSIS:

MAJOR SITE DEVELOPMENT PLAN:

A Major Site Development Plan is required for development in the Village residential District (Section 29.1200(2)(b)). The Plan must be updated and revised for any substantial change to the Village. The most recent update to the Plan was approved by the City Council to reflect a change in the location of the sidewalk along George Washington Carver Road. The attached proposed Plan shows the existing conditions (Sheet C1.1), the proposed layout of the lots and proposed physical features of the parking lot (Sheet C2.1), the

proposed preliminary plat (Sheet C2.2), the proposed grading plan (Sheet C3.1), the proposed utility plan (Sheet C4.1), and the proposed landscaping plan (Sheet C5.1). Minor Site Development Plans will be submitted later for construction of each proposed building. The parking lot improvements are reviewed through this Major Site Development Plan process.

Through the Development Review Committee (DRC) process, staff identified a number of issues and worked with the developer on solutions. The proposed plan (submitted on November 13) resolves most of the issues raised by staff. The relevant sections of the Ames Municipal Code are Chapter 29, Article 4, which describes development standards for all zones; Table 29.1201(7)-8, which describes the regulations for a Commercial/Shop Front development; and Section 29.1502(4), which describes the design standards for a Major Site Development Plan. The relevant portions of the code are summarized below, as are summaries of how the proposed Plan addresses them.

Section 29.403 Landscaping and Screening: Landscaping plans approved through the Major Site Development Process do not necessarily need to meet the standard quantity and spacing requirements described in this section. By Section 29.403(g), the City Council is given the discretion to approve a landscaping plan that does not meet the perimeter screening and interior landscaping requirements if it can be demonstrated that the proposed plan meets the purpose statement of the landscaping requirements for surface parking lots.

The proposed parking lot does not require interior landscaping. However, the landscaping plan shows an interior island with a tree and several bushes. While the bushes serve as screening for the utility cabinet, all add an element of landscaping where none is required by code. The perimeter parking lot, however, does not meet the requirements of Section 29.403(b) in that there should be a low screen of shrubs planted four feet apart along the south and east traffic islands. However, the lack of shrubs is compensated by the 7 ornamental crabs in those islands where, by code, only 3 are required. In addition, the southeast corner of the lot has an extensive planting scheme with a bed for annuals. While the specific spacing requirements are not met, staff asks the Commission to consider that the intent of the ordinance is met and to use the discretion granted by Section 29.403(g) and recommend to the City Council to accept the landscaping plan as submitted.

Section 29.408(3) Garbage Collection Areas: The proposed location of the dumpster within the parking lot is acceptable but needs to be screened to the F2 standard (6 feet high and 100 percent sight obscuring). While the location of the dumpster is shown, there is no indication of its height, materials, or whether there is a gate. Staff conditions its recommendation for approval on the applicant submitting this information that the F2 requirement will be met. There is also a contradiction in the materials on which the dumpster is placed. Sheet C2.1 identifies the trash pad as PCC (Portland Cement Concrete) while Sheet C5.1 identifies it as river rock mulch. PCC is the preferred material for this location and will condition approval on the applicant providing clarification.

Table 29.1207(7)-8 Village Floating Zone Regulations for Commercial/Shop Front: The build-to line of six feet for the commercial lots is met. Because of the curve of both Stange Road and Northridge Parkway, the building placement is a challenge to meet the requirements of the build-to line and the requirement that a “traditional ‘Main Street’ effect” be maintained. The approach that is taken is similar to that taken on the west side of the curved portion of Stange Road one block north.

The walkways that provide a connection from the public sidewalk in front to the parking in the rear meet the requirements of the code and are also similar to that one block north.

In the area on the northeast corner along Northridge Parkway where there is no building, a four-foot garden wall is located. This is consistent with, and required by, the code.

The parking for this, as well as within the block and within the entire Village commercial area, is satisfied by a combination of on-street parking adjacent to and within 300 feet of the commercial area and by off-street parking lots. The parking calculation is based on one space for every 250 square feet of gross floor area (regardless of use). The parking requirements for this commercial space can be accommodated by all the existing parking within the block and on-street. The additional 37 spaces provided by the proposed off-street parking lot provide parking in excess of what is required.

The other requirements for Commercial/Shop Front for each particular building will be reviewed at the time that Minor Site Development Plans are submitted by the applicant. These requirements include design elements and height restrictions. The Village architect shall ensure that these elements and restrictions are met for these projects.

Section 29.1502(4)(d) Design Standards for a Major Site Development Plan: The criteria and standards for review of a Major Site Development Plan are found in Ames *Municipal Code* Section 29.1502(4)(d) and include:

When acting upon an application for 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.

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 down stream property.*

- While a storm water pollution prevention plan exists for the entire Somerset development, the applicant has yet to submit a COSESCO application for this particular lot. Staff conditions approval of the Plan on submittal of the COSESCO paperwork.

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 water, sanitary sewer, and electrical lines are or will be installed in accordance with the Preliminary Plat. The private service lines serving the proposed building have been sized for the intended demand for these services.
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 City Fire Inspector has reviewed and approved the proposed Major Site Development Plan for compliance with the City's Fire Code. Adequate provisions have been made by the owner to meet the minimum requirements. Staff will review further detail at the time of Minor Site Development Plan submittal.
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 is not located in a floodplain or on or near steep slopes. There is no indication that this development presents any endangerment to adjoining and surrounding property.
5. *Natural topographic and landscape features of the site shall be incorporated into the development design.*
 - The site is currently a vacant lot within a built-up urban environment. There is very little topographic relief on this site. What natural topographic features there are will be slightly altered by necessary grading. The drainage pattern will direct the storm water into approved collection systems.
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 access drive on the south has been designed to provide convenient access to the shared parking serving the buildings. Access onto Stange Road was anticipated with the development of the Village commercial node where a curb cut currently exists. Access to the ingress easement on the west was also anticipated and the curb locations also already exist. Sidewalks will be constructed along both street frontages. Twelve-foot wide walkways between the buildings provide access from Stange Road and Northridge Parkway to the interior parking lot.

PRELIMINARY PLAT:

This subdivision lies within the jurisdiction of the City of Ames and, therefore, is subject to the requirements of Chapter 23 of the Ames *Municipal Code* (subdivision regulations) as well as Chapter 354 of the *Code of Iowa*. Portions of these applicable laws are found in Attachment 3. The applicable law describes the approval process, from submission to action by the City Council. Furthermore, it requires compliance with city plans and ordinances (among others, Land Use Policy Plan and zoning ordinance), including the design standards for infrastructure. No subdivision plat is to be approved without meeting these requirements unless a waiver is granted to a specific requirement of the code.

Of particular significance to the Planning & Zoning Commission's level of review, of which the Commission's recommendation is to be based, is the following in *Municipal Code 23.302(3)*:

(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

Staff reviewed the preliminary plat for Somerset Subdivision Twenty-Fourth Addition and analyzed its conformance with the requirements of the subdivision regulations, particularly Section 23.401 Site Design Standards, and with the Land Use Policy Plan and the existing Major Site Development Plan for the Somerset Village.

The proposed division of land is consistent with the Land Use Policy Plan which designates this site as part of the larger "Village/Suburban Residential" area extending from 24th Street to Bloomington Road. The zoning designation for this site is Floating Village Residential, which allows for certain commercial uses. The approved Major Site Development Plan for the Village designates this area "Town Center South Commercial." Staff concludes that the proposed subdivision is consistent with the Land Use Policy Plan and the Major Site Development Plan for Somerset.

All utilities necessary to accommodate the lots are located either in Stange Road or Northridge Parkway. The proposed utility plan anticipates an extension of the water line to a new hydrant on Northridge Parkway to accommodate the three commercial lots. Water main connections shall be made at approved locations for domestic and fire service lines to each of the buildings.

Sanitary sewer connections shall be made at approved locations and shall utilize existing stub-outs under Stange Road or Northridge Parkway.

Electric lines to serve the proposed utility cabinet in the parking lot and the parking lot lights shall be buried. Easements shall be submitted at the final plat stage to accommodate the electric lines. Parking lot lighting and poles shall be as provided for in previous Village commercial parking lots.

Each of the lots has the required frontage on a public street. The lot proposed as the parking lot is designated as an outlot. An outlot is defined as 'unbuildable' and is generally designated by a letter. This is consistent with the other parking areas of Somerset. An access easement along the south portion of the outlot to provide access from Stange Road to the various interior parking lots will be submitted at the final plat stage. An easement along the east side (but outside of) the proposed outlot already exists to provide access to this outlot as well as to the other interior parking lots.

While street trees are not generally required in commercial developments, the Somerset Village has a tree planting plan that requires specific trees in the rights-of-way of Stange Road and Northridge Parkway. The proposed development meets that requirement with the planting of red oaks on Stange Road and skyline locusts on Northridge Parkway.

FINDINGS OF FACT AND CONCLUSIONS:

Based upon an analysis of the proposed Major Site Development Plan, Preliminary Plat and laws pertinent to the proposed development, the staff finds as follows:

1. The proposed Major Site Development Plan creates three lots for commercial buildings and one lot for parking. Staff has analyzed the applicant's request, reviewed the supporting material, and conducted an on-site inspection. Based upon the facts and above analysis, staff concludes that the proposed commercial development conforms to relevant and applicable Village standards, as well as applicable site design standards for Major Site Development Plans.
2. The proposed Preliminary Plat includes land lying within land designated on the Land Use Policy Plan Map as Village/Suburban Residential and on the Zoning Map as Floating Village Residential. The approved Major Site Development Plan identifies this tract as Town Center South Commercial. Staff concludes that the development of this lot as a commercial subdivision is consistent with the LUPP, zoning, and approved Major Site Development Plan.
3. All lots within the proposed subdivision meet the required frontage standard of 25 feet and are designed to provide adequate buildable area within the minimum required building setbacks and build-to lines. Staff concludes that the proposed are consistent with the design standards of the subdivision regulations.
4. Each lot within the proposed subdivision has existing access to public utilities or will be served by an extension of public utility mains. All and by electric and public utility easements are identified and will be finalized at the final platting stage. Staff concludes that the improvement standards of the subdivision regulations will be met.
5. Staff concludes that the proposed Major Site Development Plan and Preliminary Plat complies with all relevant and applicable design and improvement standards of the Zoning Ordinance and Subdivision Regulations, to other City ordinances and standards and to the City's Land Use Policy Plan except as noted and conditioned for approval in Alternative 1, below.

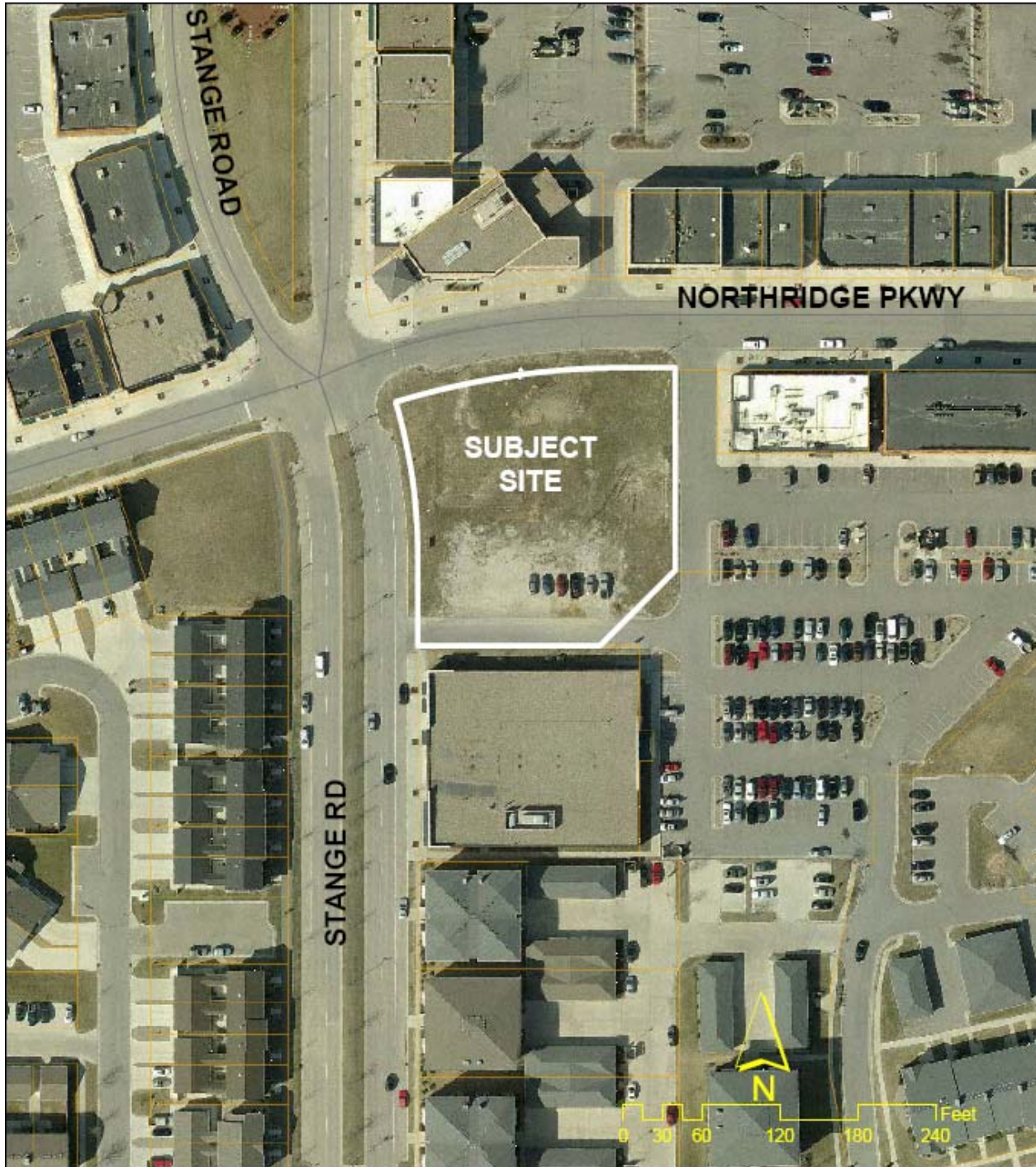
ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan and Preliminary Plat for Somerset Subdivision Twenty-Fourth Addition, located at 2630 Stange Road, based upon staff's findings and conclusion and subject to the following conditions:
 - a. Submittal of information that the dumpster screening is gated, is six-feet in height, and is of a material that is 100 percent sight obscuring.
 - b. Submittal of the COSESCO paperwork prior to excavation.
 - c. Correction of the plan to indicate that the proposed dumpster location will be PCC.
2. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan and Preliminary Plat, with modifications.
3. The Planning and Zoning Commission can recommend that the City Council deny the Major Site Development Plan and Preliminary Plat.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

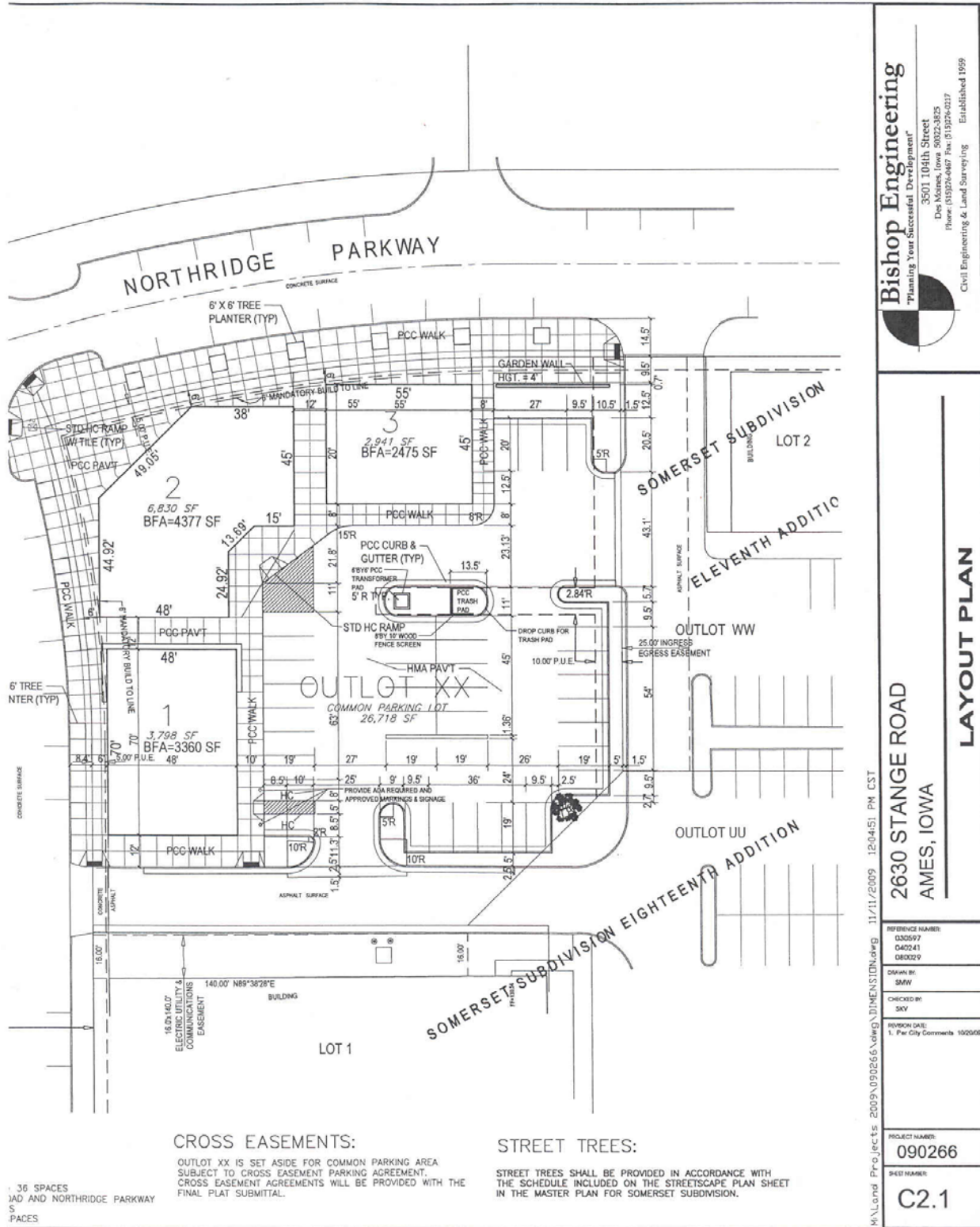
DEPARTMENT RECOMMENDATION:

The Planning and Housing staff concludes that the proposed Major Site Development Plan and Preliminary Plat for Somerset Subdivision Twenty-Fourth Addition is consistent with the adopted ordinances and policies of the City of Ames, except for the three conditions noted. The staff therefore recommends that the Planning & Zoning Commission act in accordance with Alternative 1, which is to recommend that the City Council approve the Major Site Development Plan and Preliminary Plat for Somerset Subdivision Twenty-Fourth Addition, located at 2630 Stange Road, subject to the specified conditions.

ATTACHMENT 1



ATTACHMENT 2



CROSS EASEMENTS:
 OUTLOT XX IS SET ASIDE FOR COMMON PARKING AREA SUBJECT TO CROSS EASEMENT PARKING AGREEMENT. CROSS EASEMENT AGREEMENTS WILL BE PROVIDED WITH THE FINAL PLAT SUBMITTAL.

STREET TREES:
 STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE SCHEDULE INCLUDED ON THE STREETScape PLAN SHEET IN THE MASTER PLAN FOR SOMERSET SUBDIVISION.

36 SPACES
 JAD AND NORTHRIDGE PARKWAY
 5' PAVES

Bishop Engineering
 "Planting Your Successful Development"
 3501 104th Street
 Des Moines, IA 50323-3835
 Phone: (515)254-4667 Fax: (515)254-0317
 Civil Engineering & Land Surveying Established 1959

LAYOUT PLAN

2630 STANGE ROAD
 AMES, IOWA

PROJECT NUMBER:
 030597
 040241
 080029

DESIGN BY:
 SMW

CHECKED BY:
 SKV

REVISION DATE:
 1. Per City Comments 10/20/09

PROJECT NUMBER:
090266

4837 NUMBER:
C2.1

W:\Land Projects 2009\090266\dwg\DIMENSIONS.dwg 11/11/2009 12:04:51 PM CST

ATTACHMENT 3

The subdivision regulations applicable to this case file are as follows:

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

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):

- (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 Section 23.107 is as follows:

In addition to the requirements of the Regulations, all plats of land must comply with all other applicable City, county, state, and federal statutes or regulations. All references in the Regulations to other City, county, state or federal statutes or regulations are for informational purposes only, and do not constitute a complete list of such statutes or regulations. The Regulations are expressly designed to supplement and be compatible with, without limitation, the following City plans, regulations, or ordinances:

- (1) *Land Use Policy Plan*
- (2) *Zoning Ordinance*
- (3) *Historic Preservation Ordinance*
- (4) *Flood Plain Ordinance*
- (5) *Building, Sign and House Moving Code*

- (6) Rental Housing Code*
- (7) Transportation Plan*
- (8) Parks Master Plan*
- (9) Bicycle Route Master Plan*

Plats may be disapproved on the basis of the above, and other City Council approved plans and policies that may be adopted from time to time.