

COMMISSION ACTION FORM

SUBJECT: REZONING TO AMEND THE PRELIMINARY PLAT/MAJOR SITE DEVELOPMENT PLAN FOR RINGGENBERG PARK SUBDIVISION AND TO AMEND THE ZONING MAP DESIGNATION OF OUTLOT E TO GOVERNMENT/AIRPORT (S-GA)

BACKGROUND:

In 2003, property totaling 135 acres on the south side of Ames on Oakwood Road was annexed into the City. In April and May of 2005, City Council approved the rezoning and a Preliminary Plat/Major Site Development Plan for the Ringgenberg Park Subdivision for 117 acres of this land. (See Attachment A Location Map) The north 21-acre portion was zoned Suburban Residential Medium Density (FS-RM) for multi-family development and the south 96-acre portion was zoned Planned Residence District (F-PRD), comprising 202 lots for single-family residential development and a series of outlots to be utilized for storm water management and open space. (See Attachment C Existing Overall Plan and Attachment E Existing Zoning)

In December 2005, the City Council approved the first Final Plat for the property, which provided lots and infrastructure for 78 single-family detached residences and associated stormwater management and open space areas. (See Attachment B Ringgenberg Park Diagram) The development has proceeded with the construction of infrastructure and single-family detached homes in the central portion of the project area. Although a Master Plan was approved at the time of zoning the north FS-RM portion, no multi-family housing has yet been developed. No proposals are being made for this north portion of the Ringgenberg Park subdivision.

In November 2009, the City Council approved the Final Plat for Ringgenberg Park Subdivision, 2nd Addition. This plat divided the south portion of the Ringgenberg Park Subdivision into Outlot D, which would be developed per the approved Preliminary Plat/Major Site Development Plan, and Outlot E, to be purchased by Iowa State University for agricultural purposes. (See Attachment B Ringgenberg Park Diagram) Ringgenberg Estates, L.L.C., property owner of Outlot D, now intends to proceed with development of Outlot D.

Ringgenberg Estates, L.L.C. is requesting approval of a revised Preliminary Plat/Major Site Development Plan to exclude Outlot E, by changing the overall boundary of the area that the Zoning Map designates as Planned Residence District (F-PRD). Thus, a new zoning district must be designated for Outlot E. Most other property in the city that Iowa State University owns is designated on the zoning map as Government/Airport (S-GA). Therefore, a zoning map amendment is proposed to change the zoning designation of Outlot E from Planned Residence District (F-PRD) to Government/Airport (S-GA). (See Attachment E Existing Zoning and Attachment F Proposed Zoning)

The proposed rezoning reduces the total F-PRD property from 96.22 acres to 55.30 acres and reduces the total number of lots for single family detached residences from 199 to 109. The revised Preliminary Plat/Major Site Development Plan modifies the design of streets, utilities, and the stormwater management system. It allows development of 31 lots for single-family detached residences, completing the project. Because F-PRD zoning establishes zoning standards “as per plan,” approval of a revised Preliminary Plat/Major Site Development Plan for an area zoned F-PRD essentially rezones the property from the original plan to a new plan. (See Attachment B Ringgenberg Park Diagram and Attachment D Proposed Overall Plan)

Land Use and Zoning. In 2005, the City Council determined that the F-PRD zoning and Preliminary Plat/Major Site Development Plan are consistent with the Land Use Policy Plan.

The City Council also determined that the integrated design, open space, site amenities, and landscaping exceeds the requirements for Suburban Residential Low Density development standards. The City Council confirmed that the development pattern is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of Suburban Residential Low Density zoning requirements.

Among the most prominent features of the development design are the naturalized areas around which the lots are distributed and the stormwater swales at the back of most lots that carry surface drainage to these naturalized areas. The north naturalized area has been constructed and is planted with a wide variety of native prairie plants. The overall design of this feature controls stormwater runoff rates from the site during various storm events, promotes infiltration of the stormwater into the soil on site, and cleans the water before it leaves the site. A trail system is integrated throughout the site that provides pedestrian and bicycle connection to the naturalized prairie features.

The proposed change to the Preliminary Plat/Major Site Development Plan does not alter this overall approach. It eliminates the originally planned, second naturalized prairie area, but replaces it with a smaller common open space. As shown on the plans and in the Stormwater Management Plan of March 20, 2012, reviewed by staff, drainage features in this open space will also detain, convey, and clean stormwater and be planted with native prairie plants. (See selected Preliminary Plat/Major Site Development Plan drawings attached)

Planned Residential Development (PRD) Development Principles. With its original approval in 2005, the City Council determined that the Preliminary Plat/Major Site Development Plan adhered to development principles contained in Section 29.1203 of the Zoning Ordinance. (See Attachment G PRD Development Principles) Note that these principles are value statements and not directly measurable. In order to review the proposed revision to the Preliminary Plat/Major Site Development, it is not necessary to reconsider all of these principles, but only those that are relevant to the proposed revisions, as follows:

- #e. *Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.***

The open space with native planting constitutes over 30% of the total project area, almost 18 acres for 109 lots. As with the original plan, all lots have access directly to the project open space and have access to the pedestrian and bicycle network, in some cases more than one access.

- #g. *Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and stormwater infrastructure, than would be otherwise required as a result of conventional development.***

This proposed revision reduces the previously approved infrastructure in proportion with the reduced number of lots and maintains the efficiency of the original plan.

Planned Residential Development (PRD) Supplemental Development Standards.

In 2005, the City Council also determined that the Preliminary Plat/Major Site Development Plan met the Supplemental Development Standards of Table 29.1203(5) of the Zoning Ordinance. These standards are measurable and quantifiable. (See Attachment H PRD Development Standards) Staff has reviewed the revised Preliminary Plat/Major Site Development with respect to each of these Standards and has identified the following as relevant to the proposed revisions:

Density. The originally approved Preliminary Plat/Major Site Development Plan established density of development (number of dwelling units per net acre or DUA) based on the zoning standards of Low Density Residential use, which is a minimum of 3.75 DUA and a maximum of 7.26 DUA. The original Plan density was 3.81 DUA. The density of the development will be decreased slightly to 3.80 DUA.

Open Space Design Requirements. Although the open space area is reduced, one of the two centrally-located open space areas remains and the perimeter open space continues in the remainder of the development. For these reasons, the open space is still “a significant and integrated feature of the entire area to be developed as a PRD project” as the Standard requires.

Open Space Area Requirement. The open space standard is a minimum 40% of the gross area. The current Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision was approved based on 23.06 acres of dedicated open space plus 21.10 acres of landscape area on the lots (based on the standard for low density residential development to have 40% landscaped area). These 44.16 acres of open space constituted 46% of the total area with F-PRD zoning. The proposed plan provides 17.74 acres of dedicated open space plus 11.45 acres of landscape area on the lots (40% of 28.62 acres of lots) for a total

open space area of 29.19 acres. This is 53% of the revised gross area of 55.30 acres, which exceeds the open space standard.

Open Space Improvements and Amenities. Trails and play equipment are provided in the dedicated open space. The clubhouse and pool shown on the existing Preliminary Plat/Major Site Development Plan are no longer proposed.

Maintenance of Open Space and Site Amenities. The dedicated open space and site amenities will be owned and maintained by the Homeowner's Association.

Subdivision Standards: In its review of the proposed Preliminary Plat/Major Site Development Plan, the Planning and Zoning Commission is to determine whether it 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(3b)). In 2005 and 2009, the City Council concluded that these criteria were met by the Preliminary Plat/Major Site Development Plan considered at that time. The reduction of the area of the proposed plan and the modifications proposed to accommodate that reduction affect two of the public improvements for which City standards apply:

Cul-de-sacs. The one change proposed to the street system design is that Red Fox Road no longer extends south and instead ends with a cul-de-sac south of Coyote Drive and just north of the new south project boundary line. City standards generally discourage cul-de-sacs except when site topography prevents a through street, which is clearly not the case in this instance.

City standards favor continuous street networks because they tend to offer more route choices and disperse traffic, reducing congestion in the network. The connected network is especially important for the pedestrian network that is part of the street system, reducing the need for pedestrians to go out of their way and thereby encouraging walking.

In cases where a street cannot extend beyond the project boundary, a right-of-way can be provided for a future street, allowing connectivity in the network if the adjacent property is ever developed. Such a right-of-way was provided one block to the north at the west end of Cottonwood. However, the developer believes that is unlikely that Iowa State University will ever sell the property to the south and therefore, this proposed Preliminary Plat/Major Site Development Plan provides a cul-de-sac at the south edge of the project. Attachment I illustrates how this right-of-way for a future street extension could be provided with the cul-de-sac at the south end of Red Fox Road.

Stormwater. Because 40 acres have been eliminated from the Plan, the proposed stormwater management system has been reduced. A portion of the ISU land to the south and west continues to drain through the Ringgenberg Park property. This stormwater, and stormwater from roofs of some of the residences at the south end of the project, is collected, detained and then discharged near the southeast corner of the project. This outflow location is the same as it has

been for many years: into a swale and pond on a neighboring property outside the city limits on the east side of Cedar Lane. A revised stormwater management analysis has been provided that documents that this drainage system will reduce the amount and rate of stormwater discharged off-site compared to the current approved plan and improve the quality of the stormwater discharged compared to the historic and current condition. The rate of stormwater runoff at this southeast location from the project will be the same as the pre-developed condition.

The 2005 Developers Agreement generally requires the developer to install water, sanitary sewer and storm sewer mains, internal streets and walks, provide funds for future improvements to Oakwood Road, and install Cottonwood, Cedar Lane, and an associated bike path and turn lane and provides for cost sharing on some of the costs for Cedar Lane.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA) with the following condition:
 - a. The Preliminary Plat/Major Site Development Plan shall be revised to show the right-of-way for Red Fox Road extended to the south property line of Outlot D including sufficient right-of-way for a fire truck turnaround, as illustrated by Attachment I.
2. The Planning and Zoning Commission can recommend that the City Council approve the rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA), with the following conditions:
(conditions to be selected by the Commission)
3. The Planning and Zoning Commission can recommend that the City Council deny the proposed rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA).
4. Action on this request can be postponed and referred back to City staff and/or the applicants for additional information to be provided at the May 2, 2012, meeting of the Planning and Zoning Commission.

RECOMMENDED ACTION:

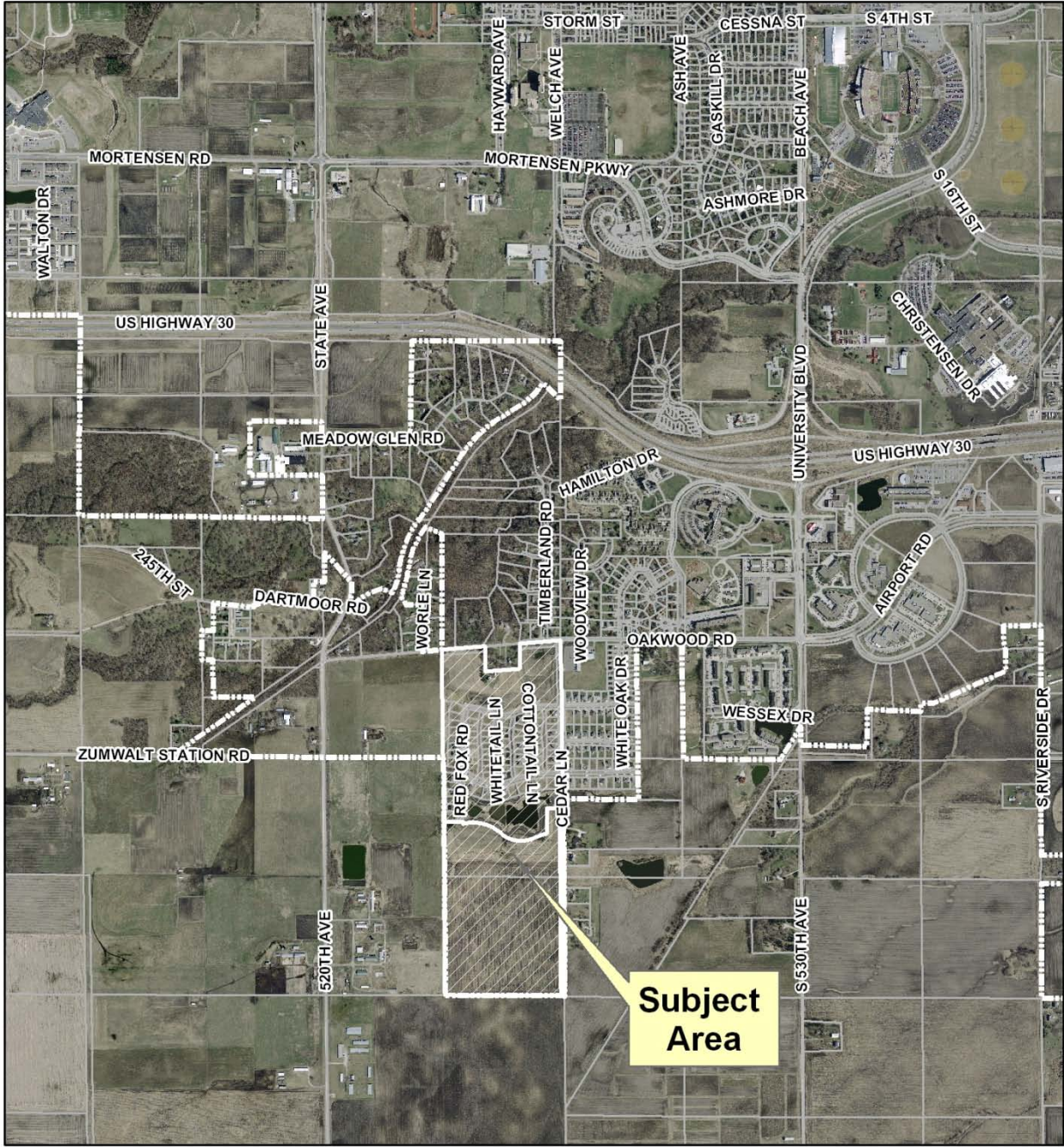
The revisions to the Preliminary Plat/Major Site Development Plan were anticipated when the plat was approved that led to the sale of 40 acres of the project site to Iowa State University. As described above, the proposed amendments will have a minimal impact on the previously approved Planned Residence Development. However, the City staff concludes that:

- Providing a cul-de-sac at the south end of Red Fox Road does not meet the City's standards and that it would be prudent over the long-term future to provide right-of-way for a future street extension.
- The proposed revision to the Preliminary Plat/Major Site Development Plan reduces the area of the Planned Residence District zoning; therefore a different zoning designation is needed for Outlot E. Government/Airport (S-GA) is the zoning classification of most land owned by Iowa State University in the city. It is important to note the Ames Land Use Policy Plan designation for this will remain Village/Suburban Residential, which guides future use should the property be sold.

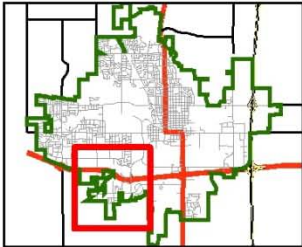
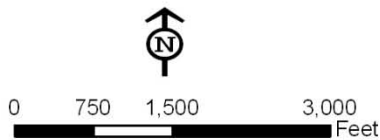
Therefore, it is recommended that Alternative #1 be adopted. Alternative #1 is a recommendation that The Planning and Zoning Commission recommend that the City Council approve the rezoning to amend to the Preliminary Plat/Major Site Development Plan for Ringgenberg Park Subdivision and to amend the Zoning Map designation of Outlot E to Government/Airport (S-GA) with the following condition:

- a. The Preliminary Plat/Major Site Development Plan shall be revised to show the right-of-way for Red Fox Road extended to the south property line of Outlot D including sufficient right-of-way for a fire truck turnaround as illustrated by Attachment I.

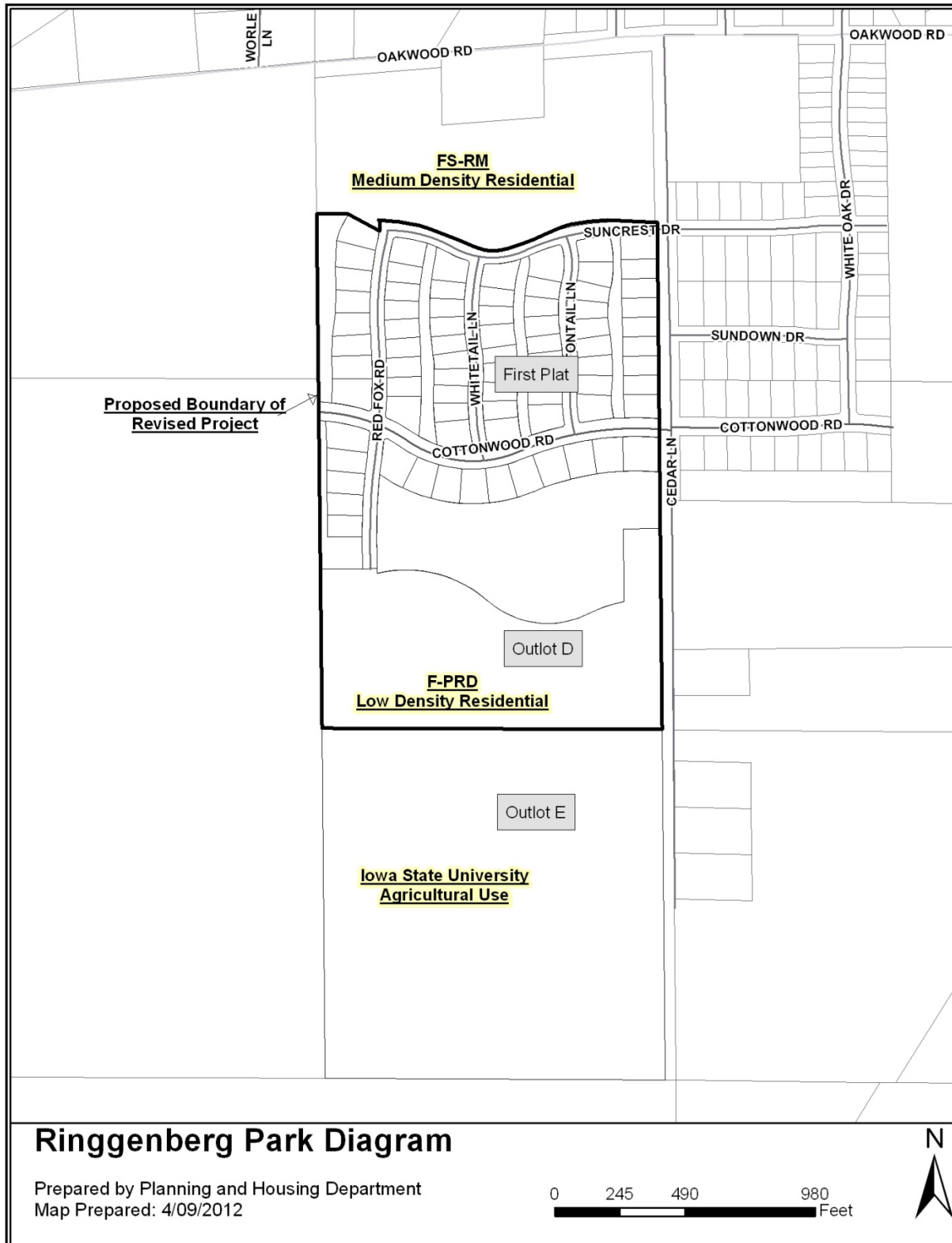
Attachment A
LOCATION MAP



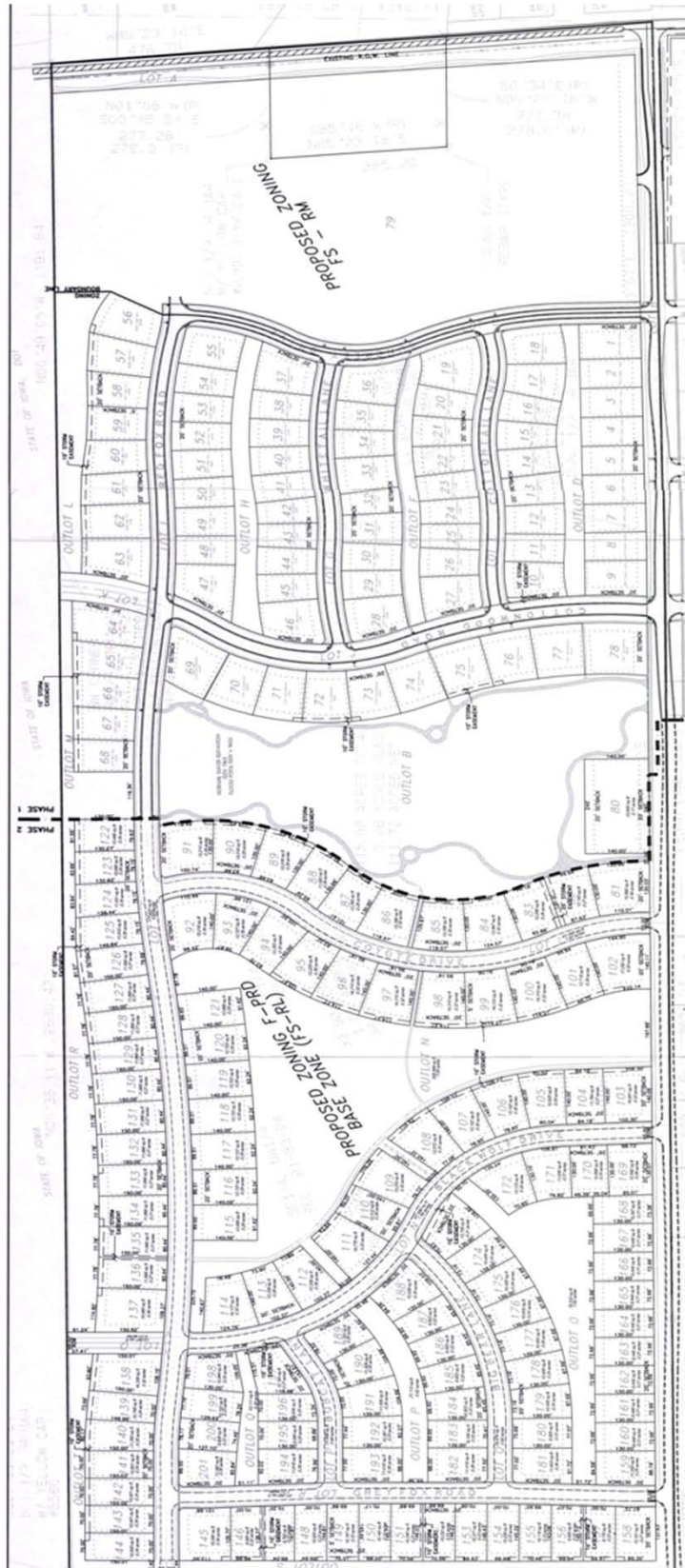
Location Map
Ringgenberg Park



Attachment B
RINGGENBERG PARK DIAGRAM



Attachment C
EXISTING OVERALL PLAN

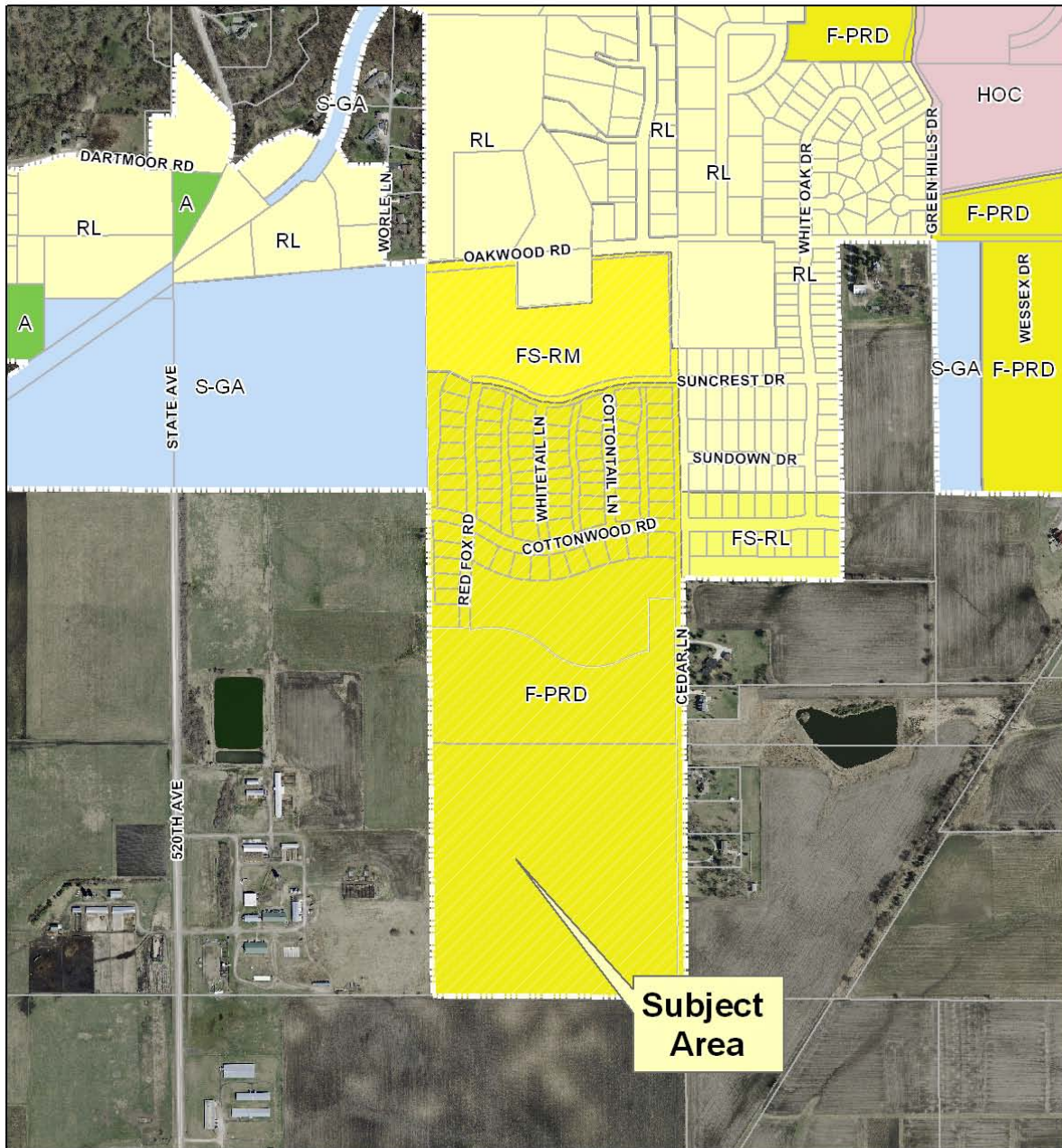


This is a detailed plat map for a residential development, likely a subdivision or addition to an existing lot. The map shows a grid of lots, many of which are numbered. Key features include:

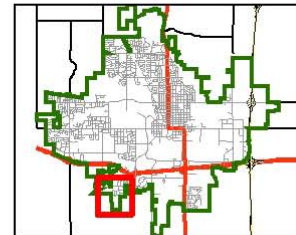
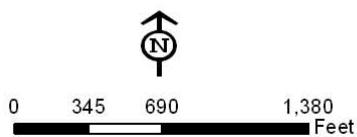
- Lots:** Numerous individual lots are shown, some labeled as LOT 1 through LOT 100, and others with specific numbers like 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56.
- Outlots:** Several areas are designated as OUTLOT A through OUTLOT J, often containing smaller lots or easements.
- Easements:** Various easements are indicated, such as "EASEMENT FOR UTILITY PURPOSES", "EASEMENT FOR ACCESS", and "EASEMENT FOR WATER".
- Boundaries:** The map shows the boundaries between adjacent lots and outlots, along with the overall boundary of the development.
- Other Features:** There are also labels for "PHASE 1 COMPLETED", "STATE OF IOWA", and "WARRANTY DEED".

The map is oriented horizontally, with the main body of the development on the left and right sides, and several narrow strips of land (outlots) running vertically through the center. The lots are generally rectangular, though some are irregularly shaped due to the presence of easements or other features.

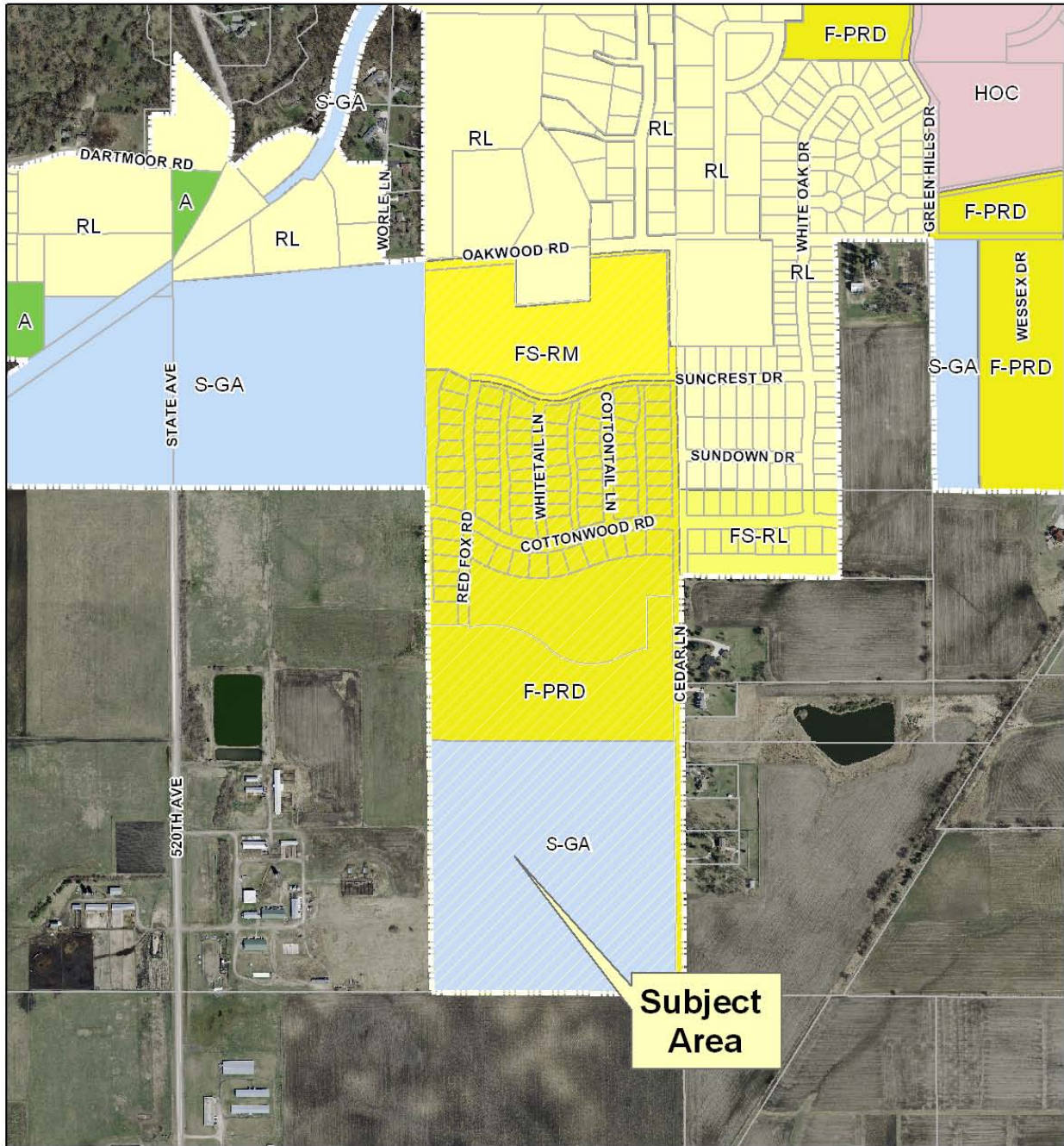
Attachment E EXISTING ZONING



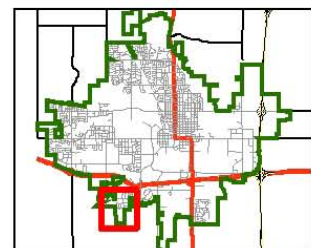
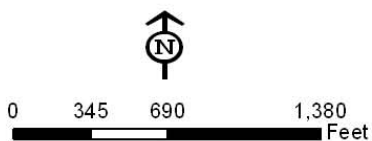
Existing Zoning Ringgenberg Park



Attachment F PROPOSED ZONING



Proposed Zoning Ringgenberg Park



Attachment G
PLANNED RESIDENTIAL DEVELOPMENT (PRD) DEVELOPMENT PRINCIPLES
Ames Municipal Code Section 29.1203(2)

- a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.
- b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.
- c) Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.
- d) Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.
- e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.
- f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.
- g) Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.

Attachment H PRD DEVELOPMENT STANDARDS

Table 29.1203(5)
Planned Residence District Floating Zone
Supplemental Development Standards

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-PRD ZONE
Area Requirement	A minimum of two (2) acres shall be required for all areas developed as F-PRD
Density	<p>Densities of developments shall be as provided for residential base zones as follows:</p> <ol style="list-style-type: none"> 1. Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 2. Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 3. Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre 4. Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per acre. <p>Where a development encompasses more than one residential base zone, each area of the PRD development shall comply with the density requirements that are set by the base zone that the area is in. Density transfer from an area of a PRD zoned for higher density to an area of the same PRD zoned for lower density shall not be permitted.</p>
Height Limitations	Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.
Minimum Yard and Setback Requirements	There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone.
Parking Requirements	Parking for uses permitted in areas zoned PRD shall comply to the parking standards set forth in Section 29.406 of this ordinance
Open Space Design Requirements	<p>Open space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Open space may include such features as:</p> <ul style="list-style-type: none"> Larger recreation areas for all residents of the PRD project. Mini-parks for selected residents of a PRD project. Pedestrian open space systems. Environmental features, drainage ways, flood prone areas and other areas of geologic, cultural or historic significance.
Open Space Area Requirement	<p>The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. Those standards are:</p> <ul style="list-style-type: none"> Residential Low Density - 40% open space. Residential Medium Density - 40% open space. Residential High Density - 35% open space
Open Space Improvements and Amenities	<p>Open Space and amenity features in areas zoned PRD shall include such features as:</p> <ul style="list-style-type: none"> Pathway systems Club houses and meeting room facilities Playground facilities Swimming pool improvements Tennis courts Volleyball improvements Picnic shelters Other similar amenities
Maintenance of Open Space and Site Amenities	Open space and site amenities for areas developed as a PRD project shall be the ownership and maintenance responsibilities of a Homeowner's Association.
Street/Infrastructure Improvements	Street improvements, water sanitary sewer, storm sewer improvements, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City."

(Ord. No. 3591, 10-10-00, Ord. No. 3652, 3-26-02; Ord. No. 3771, 07-13-2004)

Attachment I RED FOX ROAD RIGHT-OF-WAY EXTENSION

