

ITEM # 7  
DATE: 11-7-12

## COMMISSION ACTION FORM

**DATE PREPARED:** October 30, 2012

**REQUEST:** Major Site Development Plan & Preliminary Plat revision combining buildings

**PROPERTY OWNER:** Robert K Friedrich, Jr.  
14334 Manor Ct.  
Leawood, Kansas

**CONTACT:** Stephen Shuey, Shuey Construction

**PROPERTY LOCATION:** 2321 Bristol, Somerset Subdivision  
(See Attachment A – Location Map)

**ZONING:** “F-VR” (Village Residential Floating Zone)

### **PROJECT DESCRIPTION:**

This applicant is requesting approval of a revision to the approved Major Site Development Plan/Preliminary Plat for the Somerset Subdivision. The property currently contains two two-story apartment buildings, addressed as 2321 and 2329 Bristol Drive, with garages and surface parking areas that serve these two buildings. The current Major Site Development Plan/Preliminary Plat also includes two additional three-story, 12-unit apartment buildings on this parcel facing Kent Avenue. The proposed plan revision is to combine these two buildings into one three-story 24-unit apartment building in the same location. (See Attachment B Existing and Proposed Plans. Note that the proposed plan also incorporates a minor amendment previously approved by staff changing the number of units from eight to ten in one of the apartment buildings on this property. This building has been constructed.)

The “F-VR” (Village Residential Floating Zone) zoning ordinance requires City Council approval of an amendment to the Major Site Development Plan that changes the number of buildings in the development (see Ames *Municipal Code* Section 29.1201(12)). No changes to the lots are proposed.

Amendments to the Major Site Development Plan/Preliminary Plat should comply with the purpose, development principles and development standards of the Village Residential zoning designation.

***Purpose:*** *The Village Residential District is intended to allow for integration of uses and design with greater potential for social and physical interaction through a “village”*

*concept. These villages will be adapted to the emerging suburban landscape by creating living areas designed to ensure the development of the land along the lines of traditional neighborhoods. (Ames Municipal Code Section 29.1201(1))*

Attachment C contains the development principles of the Village Residential zoning designation. The development standards generally pertain to overall design of the streets, lots, land use types, and open spaces and are not relevant to the proposed change. (See Ames *Municipal Code* Table 29.1201(6))

The proposed change will result in the same number of apartment units in the same location as the current approved Plan. A three-story, 28-unit apartment building exists slightly north across the street at 2627 Kent. All of the other buildings around the proposed building are smaller apartment buildings. Therefore, staff concludes that the proposed amendment to the Major Site Development Plan/Preliminary Plat is consistent with the purpose, development principles and development standards of the Village Residential District. The design of the proposed building will still need to be consistent with the Urban Regulations for Village Apartments established by the City Council in Ames *Municipal Code* Table 29.1201(7)-6), as do all of the apartments in Somerset. Staff will review the site and building plans to confirm compliance with these requirements.

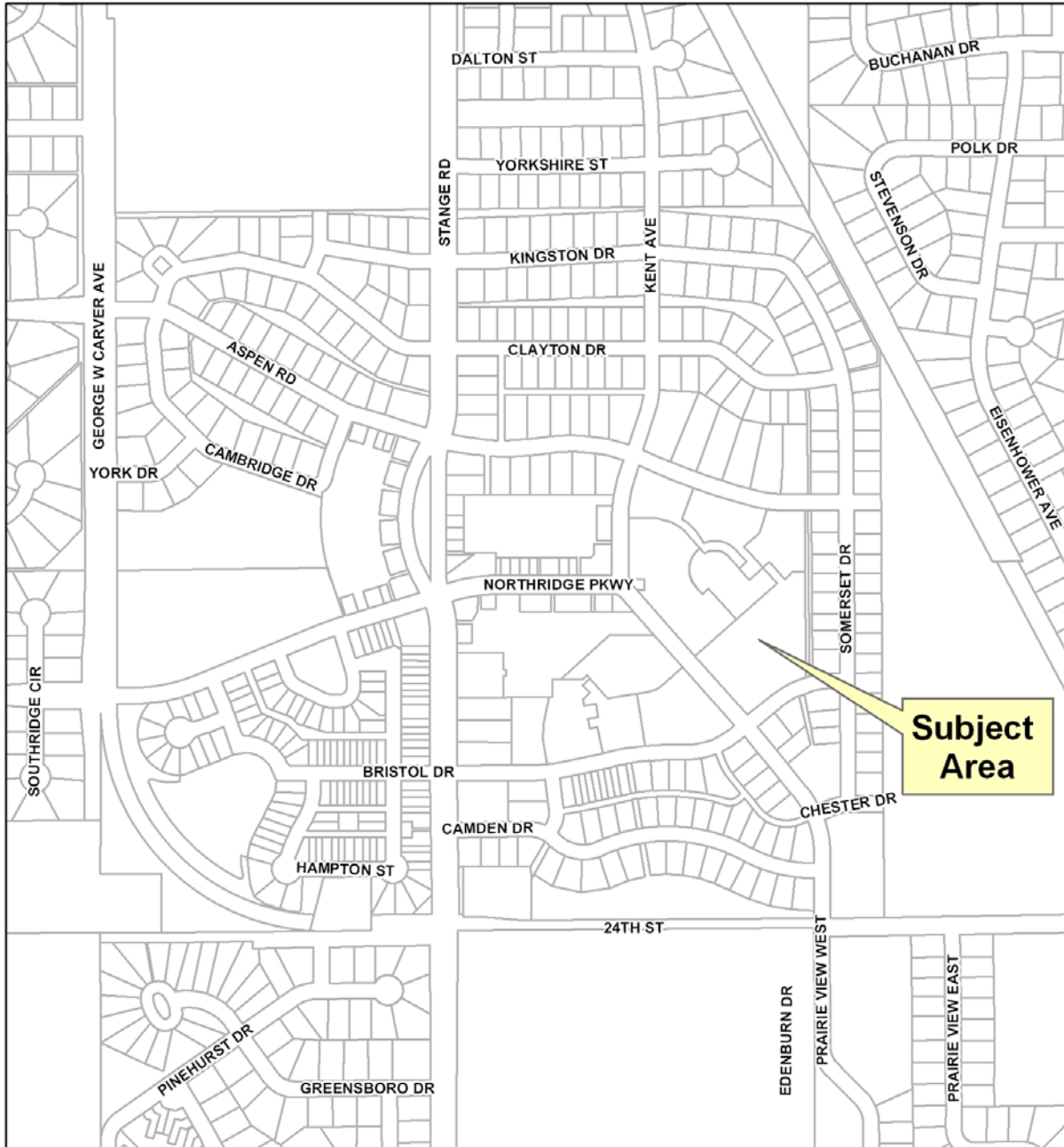
#### **ALTERNATIVES:**

1. The Planning and Zoning Commission can recommend that the City Council approve the revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.
2. The Planning and Zoning Commission can recommend that the City Council deny the revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.
3. This request can be referred back to staff for additional information.

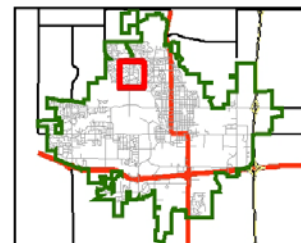
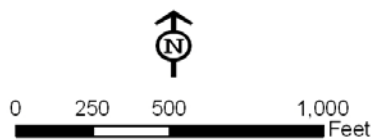
#### **DEPARTMENT RECOMMENDATION:**

The Planning staff finds that this revision complies with the City Council's policies for the Somerset Subdivision. 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 revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.

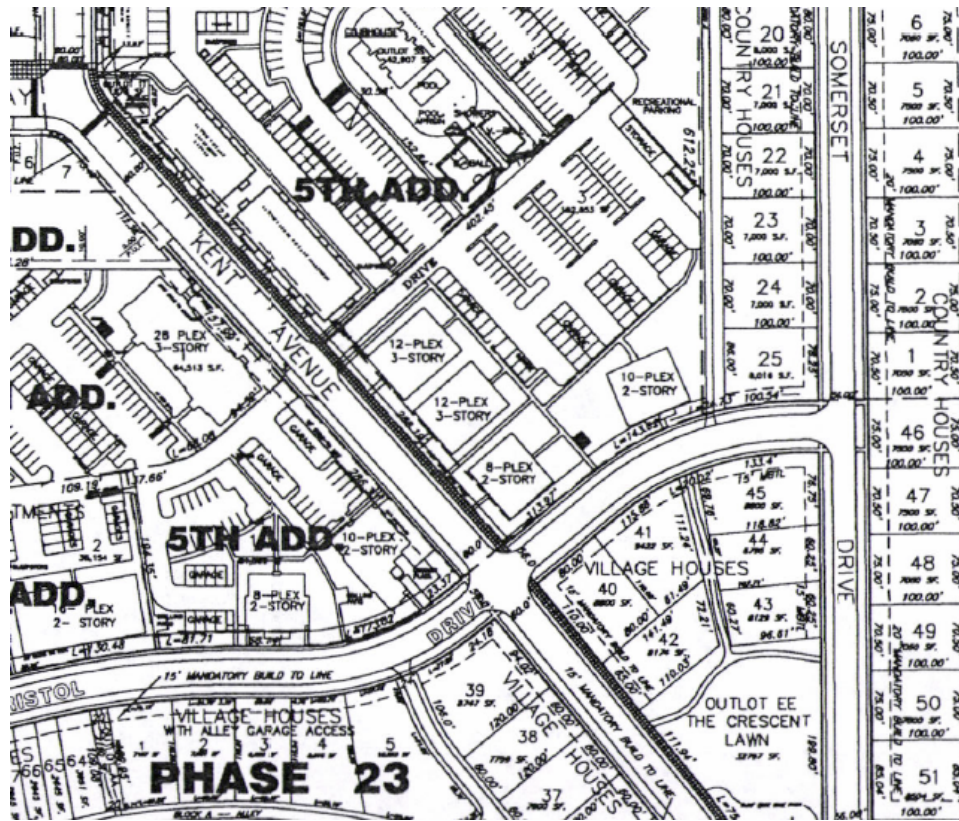
# Attachment A



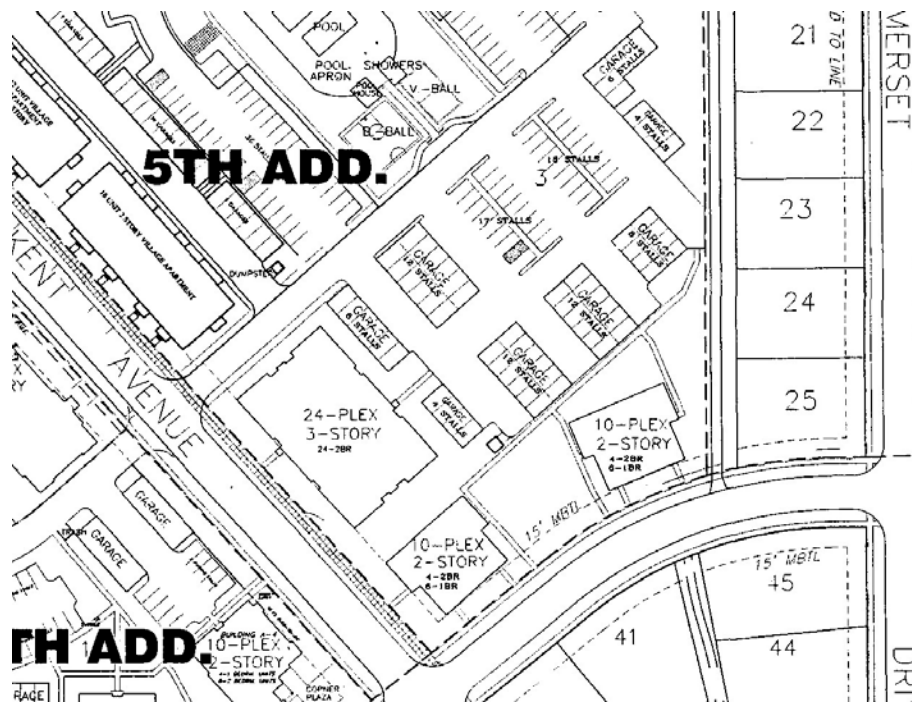
## Location Map 2321 Bristol



## Attachment B



Current Somerset Major Site Development Plan



Proposed Somerset Major Site Development Plan

## Attachment C

### From Ames *Municipal Code* Section 29.1201

(2) **Village Residential Development Principles.** Property developed according to the requirements of this district shall create neighborhoods or villages with a development pattern that adheres to the following development principles:

- (a) Neighborhoods that are limited in area to that which can be traversed in a 10 to 15 minute walk (a distance not greater than ¼ mile) promoting pedestrian activity;
- (b) Neighborhoods that have identifiable centers and edges;
- (c) A mixture of housing, jobs, shopping, services and public facilities in close proximity to one another;
- (d) Well defined and detailed system of interconnected streets creating small blocks that serve the needs of pedestrians, bicyclists, public transit and automobiles equitably;
- (e) Well defined squares, plazas, greens, landscaped streets, greenbelts and parks to provide places for formal social activity and recreation;
- (f) Civic buildings, open spaces and other visual features on prominent sites throughout the neighborhood that act as landmarks, symbols and focal points for assembly for social and cultural activities;
- (g) Visually compatible buildings and other improvements, as determined by their arrangement, bulk, form, character and landscaping;
- (h) Private buildings that reflect the unique character of the region, that form a consistent, distinct edge defining the border between the public streets and the private block interior; and
- (i) Provide building design standards that promote pedestrian mobility over vehicular mobility.