

## **COMMISSION ACTION FORM**

### **BACKGROUND:**

In June, 2012, the Planning and Zoning Commission recommended approval of a revision to the Preliminary Plat and Master Plan for South Fork subdivision. The City Council approved that revised plan in July, 2012.

The applicant is now seeking another revision to that Preliminary Plat and Master Plan. This revision includes two changes. The first modifies the intersection of Cochrane Parkway and Bellflower Drive. Cochrane Parkway will no longer continue east past this intersection to meet the future extension of Dotson Drive. This realignment will likely reduce the cut-through traffic on Cochrane Parkway in the future.

The second change involves modifying the lot arrangement along Sunflower Drive between Tripp Street and Marigold Drive. Currently there are ten lots proposed for single family detached residences. The proposed plan creates 18 lots to accommodate proposed bi-attached homes (two-unit townhomes with each home on its own lot). This change will slightly increase the overall density of the FS-RL portion of the development.

The attached addendum provides background and analysis of the proposal and the requested action. Staff's review of the proposal indicates that all criteria for approval of a Preliminary Plat and Master Plan are met.

### **ALTERNATIVES:**

1. The Planning and Zoning Commission can recommend that the City Council approve the revised Preliminary Plat and Master Plan for South Fork Subdivision, as illustrated on Attachment E, based upon the findings of facts and conclusions in this report.
2. If the Planning and Zoning Commission finds that the proposed Preliminary Plat does not conform to all adopted standards and applicable law pertaining to subdivisions, the Planning and Zoning Commission may recommend that the City Council deny the revised Preliminary Plat and Master Plan for South Fork Subdivision.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

### **DEPARTMENT RECOMMENDATION:**

Based upon the Findings of Fact and Conclusions noted in the attached report, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative No. 1, which is to recommend approval of the revised Preliminary Plat and Master Plan for South Fork Subdivision.

## **ADDENDUM**

### **INTRODUCTION:**

Keith Arneson, representing Pinnacle Properties, is seeking approval of a revision to the approved Preliminary Plat and Master Plan for South Fork Subdivision. The site is generally bounded by Beedle Drive, Cochrane Parkway, Sunflower Drive, and Tripp Street. A Location Map is found on Attachment A.

The Land Use Policy Plan Future Land Use Map designates this area as “Village/Suburban Residential. Different portions of the site are zoned Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM).

### **BACKGROUND:**

**Project Description.** This is a proposal to revise the Preliminary Plat and Master Plan for South Fork Subdivision approved by the City Council on July 10, 2012. The submitted document suffices for both the Preliminary Plat and Master Plan.

South Fork Subdivision was first approved in 2001. It is a residential development of approximately 56 acres. It was configured to allow for multi-family housing, single-family, attached, and single-family detached homes. Concurrent with the Preliminary Plat in 2001, the City Council also approved FS-RL Suburban Low-Density Residential and FS-RM Medium Density Residential.

The area covered by South Fork Subdivision is bordered on the north by commercial uses that abut Lincoln Way, on the east and west by residential uses of varied densities, and on the south by the Ames Middle School. College Creek and its associated floodway skirt the south portion of the development.

The land use and zoning will continue as it is currently designated. FS-RM Suburban Residential Medium Density is found along the north and central part of the development. This zoning allows for apartments and townhomes. FS-RL Suburban Low Density Residential zoning is found along the west, south, and east portions of the development and is intended for single-family homes.

Four final plats have previously been approved consistent with this approved preliminary plat. South Fork Subdivision First Addition includes lots for apartments on Tripp Street, single-family and bi-attached homes on Marigold Drive, and single-family homes on Dotson Drive. South Fork Townhomes Subdivision comprises attached townhouses on Marigold Drive.

South Fork Subdivision Second Addition platted a number of single-family homes on Beedle Drive, Harris Street, Coy Street, and Bellflower Drive. South Fork Subdivision, Third Addition was approved in December, 2012 and includes ten residential lots along Beedle Drive and Cochrane Parkway.

**Project Changes.** This Preliminary Plat and Master Plan seeks to amend the street pattern of Cochrane Parkway. Currently, Cochrane Parkway is intended to extend east to connect with the future extension of Dotson Drive. That portion of the proposed Dotson Drive lies on property owned by the Ames Community School District and will be constructed at some future point. Once Dotson Drive is completed, it will provide access from Lincoln Way to Mortensen Road. In order to avoid unintended cut-through traffic along Cochrane Parkway over to South Dakota Avenue, the intersection is being realigned to slow traffic and make cut-through traffic movements less attractive.

A second change is the lot arrangement on Sunflower Drive between Tripp Street and Marigold Drive. As currently approved, there would be a total of 12 lots large enough to accommodate single family detached homes. Two lots on each side of Sunflower Drive on the south side of Tripp Street have already been platted and built upon. The proposed plat would replace the ten remaining single family detached lots with 18 lots sized to accommodate single family attached homes. The FS-RL zoning designation will remain, allowing for single family detached homes, bi-attached homes (two homes on separate lots but sharing a common wall), and townhomes (multiple single family homes on separate lots sharing common walls) of up to 12 units in a row. The applicant has indicated that these would be bi-attached homes.

**Applicable Law.** Laws pertinent to the proposal are described on Attachments B and C. Pertinent for the Planning and Zoning Commission is Sections 23.302(3) and 23.302(4) as described in Attachment B.

**Density Information.** The gross area of the South Fork development is 56.07 acres. By zoning designation, the FS-RL achieves a density of 4.73 dwelling units per acre (an increase from 4.39 from the currently approved plan) and the FS-RM achieves a density of 18.5 units per acre (unchanged from the current plan). These densities meet the minimums of 3.75 and 16.4, respectively, as stated in the Land Use Policy Plan.

**Lot Configuration.** All lots meet minimum size requirements for the zoning district. In addition, corner lots seem appropriately sized to accommodate two front setbacks and two side setbacks.

**Utilities, Easements, and Sidewalks.** Public improvements are proposed to serve the subdivision and will be available to all lots. In accordance with City policies, it is anticipated that most public infrastructure will be constructed and inspected prior to submitting a final plat for new lots. Alternatively, the developer may post an acceptable financial instrument.

Standard *procedures* in the subdivision code for sidewalks and street trees require installation of these improvements prior to final plat approval unless the Council approves deferral of installation subject to the provision of financial security. Standard *practice* has been to defer the installation under the provisions of a Sidewalk Installation Agreement that requires sidewalk and tree installation prior to occupancy of each fronting lot. That allows for construction activity to occur between the lot and fronting street without damage to newly installed sidewalks or trees.

## **FINDINGS OF FACT & CONCLUSIONS:**

Staff makes the following findings of facts and conclusions. These are applicable to both the review of the Preliminary Plat and the Master Plan.

**FINDING 1.** The entirety of the South Fork development is designated as “Village/Suburban Residential” on the Land Use Policy Plan Map.

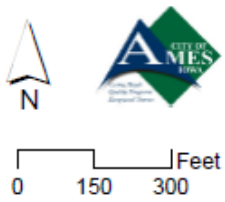
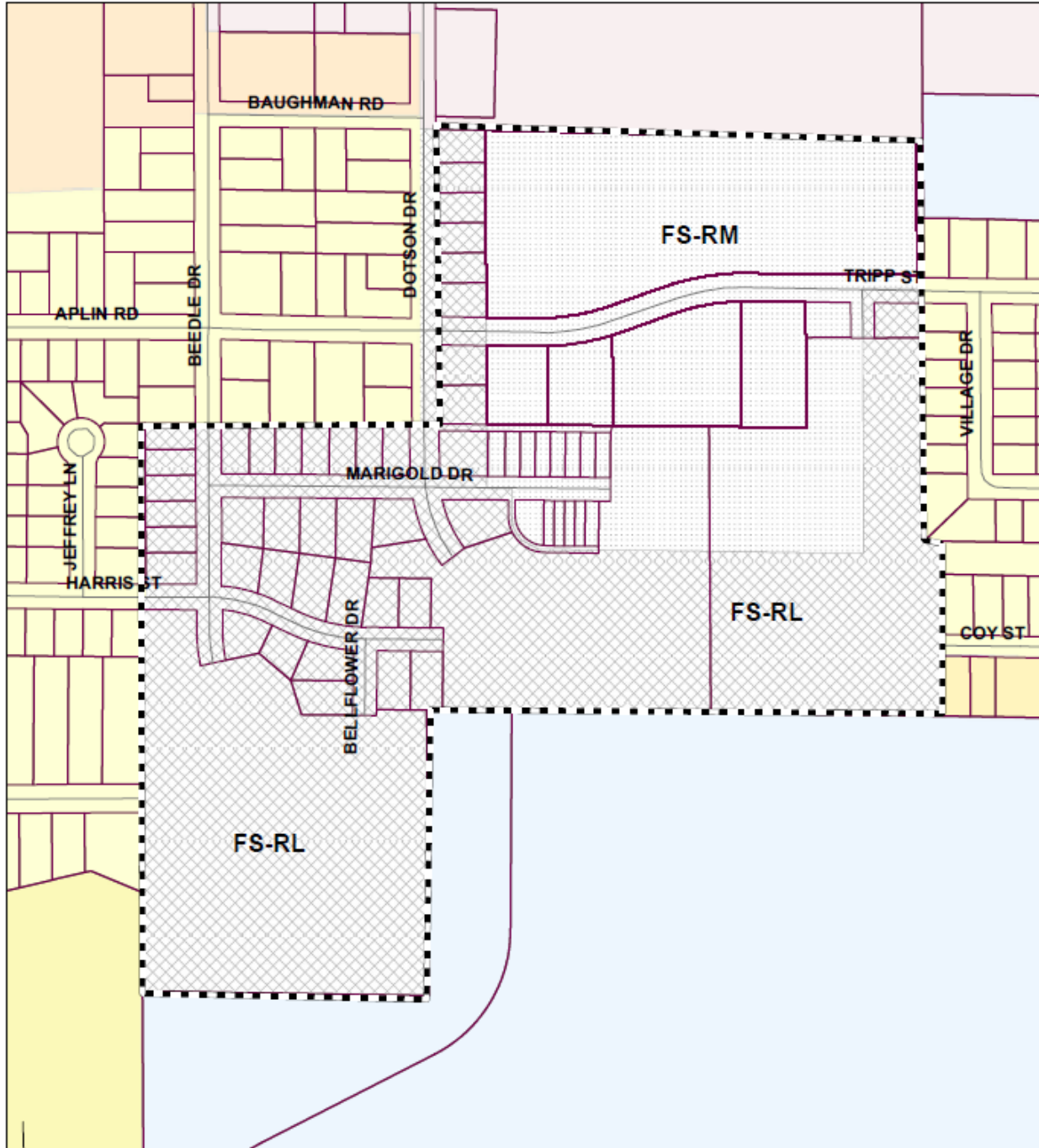
**CONCLUSION:** The proposed Preliminary Plat and Master Plan is consistent with the Land Use Policy Plan and the associated Land Use Policy Plan map designation of the site. Staff is not aware of any other inconsistencies with the Land Use Policy Plan; therefore, staff concludes that Section 23.107 of the Ames *Subdivision Regulations* and *Code of Iowa* Chapter 354, Section 8 have been satisfied.

**FINDING 2.** The proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to other City ordinances and standards, and to the City’s Land Use Policy Plan.

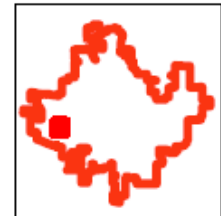
**CONCLUSION:** Staff concludes that Section 23.107 as well as Division IV Design and Improvement Standards of the Ames *Subdivision Regulations* have been met.

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# ATTACHMENT A



-  South Fork Development
-  FS-RM Zoning
-  FS-RL Zoning



## ATTACHMENT B

### ***Applicable Subdivision Law***

The laws applicable to this revision to the Preliminary Plat for South Fork Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

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

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 23.302(5):

- (5) City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

(6) *City Council Action on Preliminary Plat:*

- (a) *Based upon such examination, the City Council shall determine 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division III, provides the procedures for the subdivision of property; specifically Section 23.302 discusses Major Subdivisions.

Ames Municipal Code Chapter 23, Subdivisions, Division IV, identifies design and improvement standards for subdivisions.

Ames Municipal Code Section 23.403(14) & (15) requires installation of sidewalks and walkways and bikeways in subdivisions.

Ames Municipal Code Chapter 29, Zoning, Section 29.1202, includes standards for the Suburban Residential zone.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(5)-2 includes Residential Medium Density (FS-RM) Supplemental Development Standards.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(6) includes Suburban Residential Floating Zone Suburban Regulations.

Ames Municipal Code Section 23.107 reads 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.*



## ATTACHMENT C

### ***Applicable Master Plan Law***

The laws applicable to this revision to the Master Plan for South Fork Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Ames Municipal Code, Chapter 29, Section 29.1202, provides the zoning provisions for “Suburban Residential” development in the “FS-RL” and in the “FS-RM” zones. Suburban Residential development principles, permitted uses, supplemental development standards, and regulations for minimum required densities, requirements for lot and block design requirements, open space, landscape buffers and parking are provided.

Ames Municipal Code, Chapter 29, Section 29.1502(5), provides submittal requirements and procedures for processing a “Master Plan.”

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CLIMATE 1		CLIMATE 2	
DELTA T <sub>24</sub> = 20.00°C	DELTA T <sub>24</sub> = 20.00°C	DELTA T <sub>24</sub> = 20.00°C	DELTA T <sub>24</sub> = 20.00°C
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CLIMATE 3		CLIMATE 4	
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The map shows a coastal area with a road network. A specific area is highlighted with a blue box and labeled 'FS-RM Zoning'. Another area is labeled 'MoF Clinic'. The map also shows contour lines and a scale bar.

	Lot #	S.F.	Lot #	S.F.	Lot #
1	7086	1	7124	8	
2	7087	2	7125	9	
3	7088	3	7126	11	
4	7089	4	7127	12	

Legend	
WATER MAIN	—
PIPE PROSPECT	—
SHALLOW SEWER	—
SEWER MANHOLE	—
STORM SEWER	—


PRELIMINARY PLAT/MASTER PLAN	SHEET
SOUTH FORK SUBDIVISION	1
DEVELOPER: PINNACLE PROPERTIES AMES	of
4114 COCHRANE PARKWAY, AMES, IA 50014	1