

COMMISSION ACTION FORM

SUBJECT: REVISED MASTER PLAN FOR RINGGENBERG PARK SUBDIVISION

BACKGROUND:

On July 12, 2005 the City Council approved zoning of Suburban Residential Floating Zone Medium Density (FS-RM) for property located at the southwest corner of Cedar Lane and Oakwood Road. On June 11, 2013 the City Council approved a Master Plan for that property that provided for 144 apartment dwelling units in 12 buildings. (See Location Map and current approved Master Plan attached.)

At this time a revised Master Plan has been submitted for approval. The proposed revision displaces four of the previously approved apartment buildings. **The purpose of the revisions to the Master Plan is to accommodate an Independent Senior Living Facility that will provide 50 residences for persons 55 years of age or older.** These units are proposed in a single building at the northeast corner of the site and are to be owner occupied, in accordance with the conditions of the financing used for development. The Senior Living Facility would require subsequent approval of a Special Use Permit by the Zoning Board of Adjustment if the Master Plan revisions are approved. Additionally, three single-family home lots are proposed along Suncrest Drive as part of the proposed Master Plan changes.

PROJECT DESCRIPTION:

The proposed Master Plan differs from the approved Master Plan in the following elements (See Proposed Master Plan attached):

- An 50-unit Independent Senior Living Facility is proposed at the northeast corner of the site
- The number of proposed 12-unit apartment buildings is reduced from 12 to 8.
- Three single family detached homes are proposed in the southeast corner of the site with access from Suncrest Drive.
- The maximum number of proposed dwelling units is increased from 144 units to a 149 units, a 3 percent increase.
- The total common open space is increased from 1.33 acres to 1.89 acres, a 42% increase.
- The net density of the proposed development is increased from 11 units per acre to 11.5 units per acre, a five per cent increase.
- Maximum building height for 8 apartment buildings is unchanged at two stories.
- By zoning code, the maximum height of Independent Senior Living Facility is 50 feet.

Setback of buildings from the centerline of Oakwood Road is unchanged at a range of approximately 120 feet to 170 feet. The width of landscape buffers is unchanged.

All of the proposed changes to the Master Plan are within the eastern portion of the site. The western portion of the site is unchanged from the current approved Master Plan. (See Proposed Master Plan attached).

Although the proposed uses are permitted in the FS-RM zoning district, the proposed changes require City Council approval of the revised Master Plan due to the reconfiguration of buildings and change in use, with recommendation by the Planning and Zoning Commission. This recommendation must be forwarded to the City Council no later than December 6, 2013.

PURPOSE OF MASTER PLAN:

The Master Plan is intended to be a general conceptual plan, recognizing that other codes and standards of the City will have to be met and that further detail will be provided in a required Preliminary Plat and Major Site Development Plan. The Master Plan proposed by Friedrich Development provides more information than is required by Code. At this time, the developer is also applying for approval of a Major Site Development Plan for five apartment buildings on the unchanged, western portion of the site. A Preliminary Plat is also presented for approval for dividing the entire site into lots. Each of these plans also requires a Commission recommendation and City Council approval. Separate Commission Action Forms address those two applications.

The attached addendum provides background and analysis of the proposal. From this analysis staff concludes that the revised Master Plan is consistent with the Suburban Residential Development Principles and Regulations and with the goals and objectives of the Land Use Policy Plan relevant to this project. Staff also concludes that the proposal is consistent with the purpose of the Suburban Residential zoning districts, which is to accommodate contemporary development patterns similar to development in the past 20 to 30 years. (Ames Municipal Code Section. 29.1202)

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the revised Master Plan for Ringgenberg Park Subdivision.
2. The Planning and Zoning Commission can recommend that the City Council approve the revised Master Plan for Ringgenberg Park Subdivision with conditions or modifications.
3. The Planning and Zoning Commission can recommend that the City Council deny the revised Master Plan for Ringgenberg Park Subdivision.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information to be presented to the Planning and Zoning Commission on or before its December 4 meeting.

RECOMMENDED ACTION:

The developer has submitted a Master Plan for this site that is consistent with the Land Use Policy Plan and the purpose, principle and regulations of the Suburban Residential zone. Therefore, it is recommended that Alternative #1 be adopted. This is a recommendation to City Council to approve the revised Master Plan for Ringgenberg Park Subdivision.

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ADDENDUM

Public Improvements. The City and Developer have made various Development Agreements as the entire Ringgenberg Park Subdivision has been implemented regarding responsibilities for providing public improvements in and around the project. Current agreements related to the development of the subject site include the following provisions.

- City of Ames will construct the bike path along the west side of Cedar Lane.
- Developer will construct the bike path along the south side of Oakwood Road from the northeast corner of the site to the northwest corner of the site, including the frontage of the Ringgenberg farmstead. This path will be constructed during the first phase of the development of this site.
- As traffic in this southwest part of Ames increases, a turn lane on Oakwood Road may be needed, for which Developer will deposit \$80,000 into an escrow account. The deposit will be made on a pro-rated basis as the dwelling units on the north side of the subject property are completed.

These requirements are already binding on the City and Developer through these existing agreements.

Density Information. The gross area of the subject site is 16.14 acres. Common open space designated on the Plan of 1.89 acres and storm water detention areas of 1.31 acres can be deducted for a net site area of 12.94 acres. The Plan proposes 149 dwelling units for a net density of 11.5 dwelling units per acre. This exceeds the 10 units per acre required minimum net density for the FS-RM zoning designation (AMC Table 29.1202(6)).

Property that is developed according to the Suburban Residential requirements shall create a development pattern that adheres to the following development principles (AMC Section 29.1202(2)). Reference is made here to the FS-RM (Suburban Medium Density Residential) zoning standards (AMC Section 29.1202(6)), which are also attached.

- (a) *A development pattern that contains generally distinct and homogeneous land uses. This development is to occur in the remaining in-fill areas and the targeted growth areas where the property owner does not select Village Residential development.***

Property to the north, east and south of the subject property is developed with single family detached residences, and a church is located directly to the east. The property to the west is used for row crops and pastures. The current zoning of surrounding properties is shown on an attached map.

The developer intends to develop this site with 8 multi-family dwelling units in 12-unit buildings, an Independent Senior Living Facility of 50 units and three single

family detached residences. This development pattern will establish a distinct and homogeneous medium density residential use in an infill area of low density residential use within the Southwest II Allowable Growth Area.

- (b) *An economic and efficient subdivision design with respect to the provision of streets, utilities, and community facilities with limited focus on building and development design integration and greater emphasis on vehicular mobility.***

The developer has submitted a Master Plan that represents an economic and efficient design, using existing streets and existing and future walks and shared use paths. The proposed project maintains the previously approved land use and dwelling type, multi-family (apartment) residential units, and adds a Senior Independent Living Facility and three single family residences, which are both permitted uses in the FS-RM zoning district.

- (c) *Effective landscape buffers between distinctly different land uses.***

The FS-RM zoning standards require a landscape buffer of at least 10 feet width in the setback area of a lot where it is adjacent to a lot zoned FS-RL. The current approved Master Plan includes the following specific landscape buffers, consisting of a mixture of overstory, understory, and evergreen trees and shrubs:

- On the north, a landscape buffer with 50 feet outside the area of existing and future utilities. The land to the north of the subject site, on the north side of Oakwood Road, is zoned “RL” (Residential Low Density) and consists of detached single-family residences on large lots.
- On the west, a 60-foot landscape buffer adjacent to land owned by Iowa State University and in agricultural use.
- On the east and south, a 20-foot wide landscape buffer, where adjoining uses are a church and existing and proposed suburban style development of single-family detached residences.

- (d) *The provision of common open space in residential areas, where the maintenance of the open space is the responsibility of those directly benefiting.***

The zoning standards for the FS-RM zoning district require common open space to comprise a minimum of 10% of the gross area of the property. This common open space may not include land within required setback areas. Outlots A and B are designated as common open space and comprise 12% of the gross area of the property. Other unpaved areas outside the required setback areas add to this open space component.

Outlot A has been designated an outlot so that it can be developed in the future with the Ringgenberg Farmstead property, if that is ever developed. It can only

be developed if City Council approves a Master Plan and/or Plat documents that remove the Common Open Space Designation.

Common open space must be owned and maintained by a property owners association or some other private entity. Documentation for this requirement will be required at the time of the Final Plat that creates these outlots.

- (e) ***A development pattern that ensures compatibility in the design of buildings with respect to placement along the street, spacing, and building height; and provides for spaciousness and effective vehicular and pedestrian circulation.***

The surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes. The architectural design of the proposed 12-unit apartment buildings which previously has been found to be compatible with the surrounding neighborhoods, is unchanged by this Master Plan. The footprint of the Independent Senior Living Facility is proposed to be 27,000 square feet with a complex shape. It will have hip roofs, horizontal lap siding and face brick, double hung windows and balconies. These design features give it residential scale and appearance.

The FS-RM zoning standards require multi-family buildings to be no more than 50 feet or four stories in height, whichever is lower, and require the buildings to be set back at least 25 feet from any of the street rights-of-way and 8 feet to 20 feet from the west property line, depending on the building height. The proposed revised Master Plan shows all buildings to be two stories or fewer in height, with the exception of the Independent Senior Living Facility. This Facility is to be located more than 50 feet from the property lines. All buildings will be placed so that the shorter façades face either Oakwood Road or Suncrest Drive.

Staff concludes that building designs, heights and placement establish a project that is compatible with its surroundings and therefore consistent with this Suburban Residential Development Principle.

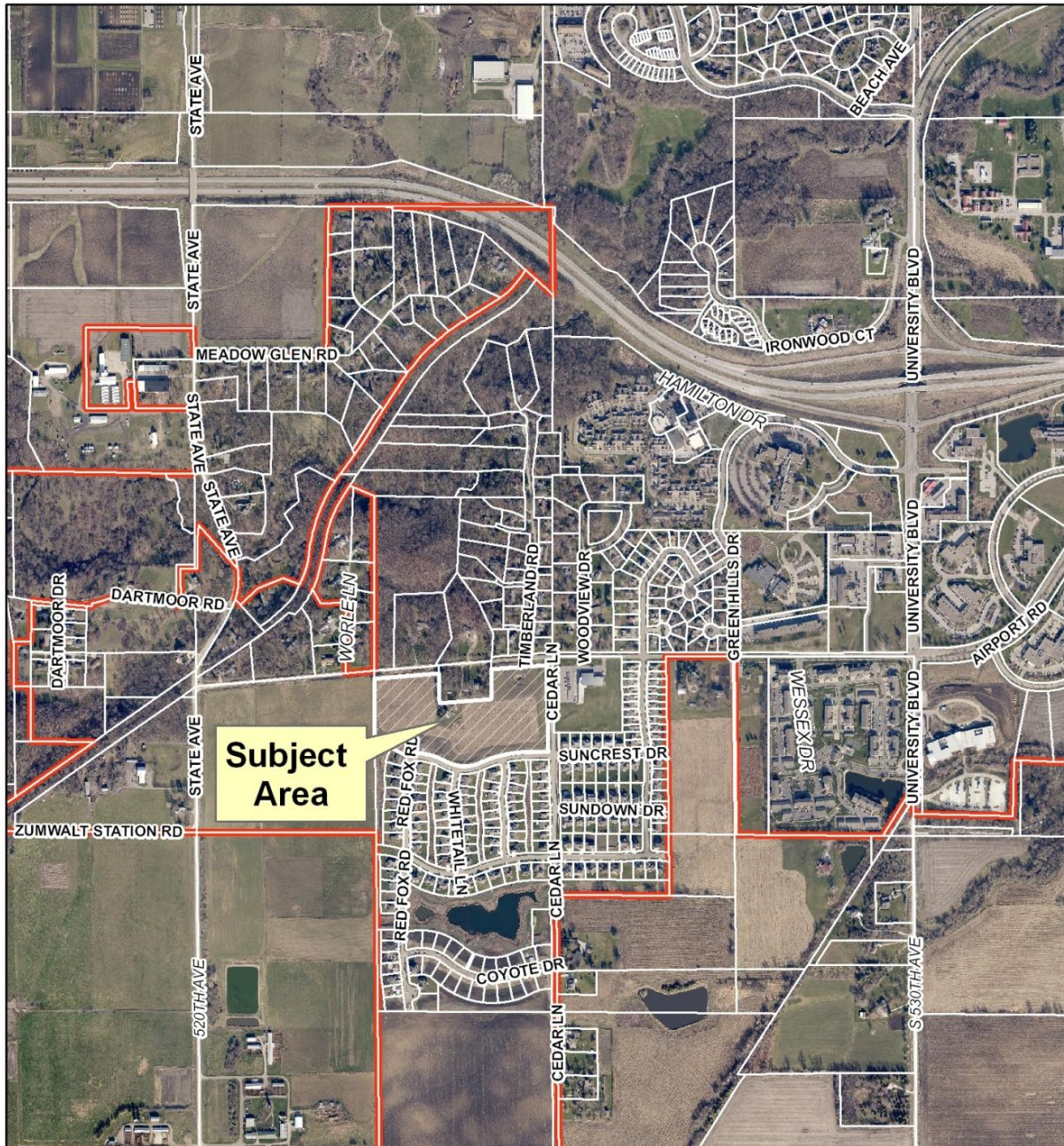
Vehicle circulation is provided by a central drive that offers options for accessing the site from the west at a drive at Oakwood Road and from the east at a drive at Cedar Lane. There is no vehicle access from this site, with medium density residential land use, to Suncrest Drive, which serves a low density residential area to the south.

The Master Plan shows pedestrian and bicycle circulation throughout the site, with connections to a shared use path along Oakwood Road that will connect to shared use paths to the east and the west. The developer is required to construct this path along the Oakwood frontage during the first development of this project, which will coincide with the City's construction of the other segments along Oakwood Road

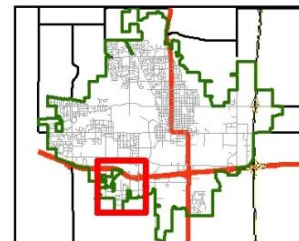
(f) A development pattern that is compatible with the surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan.

- As mentioned previously, the surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes.
- The goals and objectives of the Land Use Policy Plan (LUPP) that are relevant to this proposal are attached.

Location Map



Location Map Lot 79 Ringgenberg Park



Suburban Residential Regulations

From Ames Municipal Code Section 29.1202(6)

Table 29.1202(6)
Suburban Residential Floating Zone Suburban Regulations

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	<p>*The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics:</p> <ol style="list-style-type: none"> 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner's Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 units per acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner's Association or a similar private entity
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

Goals and Objectives of the Land Use Policy Plan

Relevant to Proposed Master Plan

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

- 1.A. Ames seeks to diversify the economy and create a more regional employment and market base. While continuing to support its existing economic activities, the community seeks to broaden the range of private and public investment.
- 1.B. Ames seeks to integrate its growth with an economic development strategy for the Central Iowa region.
- 1.C. Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.
- 2.B. Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.

- 2.C. Ames seeks a development process that achieves greater compatibility among new and existing development.
- 2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.
- 2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

Goal No. 3. It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Objectives. In assuring the community’s “environmental-friendliness”, Ames seeks the following objectives.

- 3.A. Ames seeks to provide biodiversity through the inclusion of plant and animal habitats. Their inclusion shall be provided through such methods as conservation management, protection, replacement, etc.
- 3.B. Ames seeks to maintain and enhance the value of its stream corridors as drainage ways and flood management areas, plant and animal habitats, recreational and scenic areas and pathways for linking the overall community.
- 3.C. Ames seeks to protect and conserve its water resources for the following purposes: aquifer protection; water quality protection; user conservation management; plant and animal life support; water-borne recreation; scenic open space; and, provision of a long-term/reliable/safe source of water for human consumption and economic activities.
- 3.D. Ames seeks to protect and conserve its energy sources for the following purposes: energy consumption reduction through provision of an integrated multi-modal transportation system, and through land use practices that minimize vehicular trips; user conservation management; material recycling; and, long-term/reliable/safe source for the support of human and economic activities.
- 3.E. Ames seeks to protect and enhance its air quality and sky access for the following purposes: maintaining an atmosphere that is free of foreign particles and undesirable odors; oxygen enrichment through plant life; glare and ambient light management for night sky viewing; noise transmission management; and, provision of a long-term/reliable/safe source of clean air for the support of human and economic activities.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

- 4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.
- 4.B. Ames seeks to physically connect existing and new residential and commercial areas through the association of related land uses and provision of an intermodal transportation system.
- 4.C. Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements and inclusion of community amenities such as parks and schools. The connections should promote community identity.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

- 5.A. Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.
- 5.B. Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval). Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development ; the availability of land.
- 5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.
- 5.D. Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.

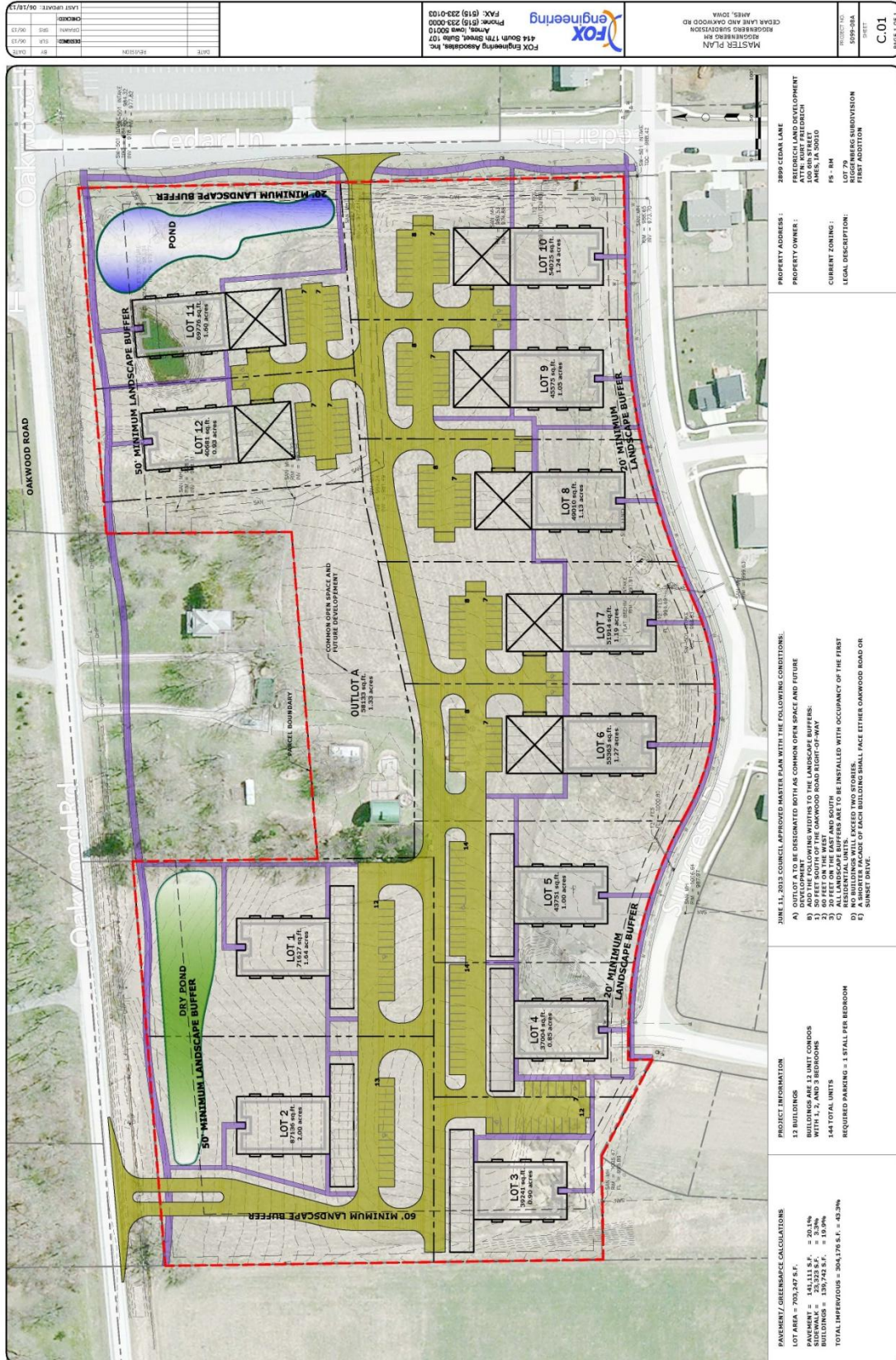
- 5.E. Ames seeks to integrate its planning with that of Story County and regional planning agencies.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

- 6.A. Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.
- 6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.
- 6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.
- 6.D. Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and (3) expediting development by targeting areas for public and private cooperative efforts.

Current Approved Master Plan



Proposed Revised Master Plan

