

COMMISSION ACTION FORM

SUBJECT: REVISED MAJOR SITE DEVELOPMENT PLAN FOR OLD ORCHARD
MANUFACTURED HOME PARK TO ADD A MAINTENANCE BUILDING

BACKGROUND:

Grand Center, Ltd is proposing to construct a maintenance building in its Old Orchard Manufactured Home Park. Old Orchard is in the 1100 block of S. 16th Street across from the city's Greenbriar Park and east of the ISU College of Veterinary Medicine. The maintenance building will be constructed at 97 Peach Lane. (See Attachment A Location Maps)

The property is zoned Residential Low Density Park (RLP), which requires that the City Council approve a Major Site Development Plan revision to add the proposed maintenance building, with a recommendation from the Planning and Zoning Commission. Article 7 Section 29.705 of the Zoning Ordinance on the RLP Zone permits maintenance buildings (paragraph 4a). This section also includes a table of development standards, Zoning Ordinance Table 29.705(5).

The proposed plan includes the one-story 1280 square-foot maintenance building located in conformance with the setback requirements. The building will have two garage doors on the south. It will be accessed with a gravel driveway from an existing gravel road to the west. Staff finds that the proposal fully conforms to all of the RLP Zone. (See Attachment B Major Site Development Plan)

In accordance with Section 29.1502(4)(d) of the *Municipal Code*, when making a recommendation upon an application for a RLP Major Site Development Plan approval or amendment, the Planning and Zoning Commission shall rely generally upon accepted site planning criteria and design standards. (See Attachment C) Staff has reviewed these criteria and standards and finds the proposal does not change the compliance of the Old Orchard Major Site Development Plan, with the exception of the proposed use of the current gravel driveway paving.

Zoning Ordinance Section 29.406 (11) requires that all vehicle areas be hard surfaced. The applicant has provided photographs documenting that the existing drive served a house that was on that site before this standard was enacted. Therefore, staff concurs that the driveway is legally non-conforming. However, Zoning Ordinance Section 29.307 (5) on this type of nonconformities states this policy:

Because nonconformities such as those listed above involve less investment and are more easily corrected than those involving lots, buildings and uses, it is generally the policy of the City to eliminate such other nonconformities as quickly as practicable.

The applicant has submitted a letter from the project engineer stating that it is impractical to pave the driveway because it abuts an unpaved street. (See Letter attached).

Conclusions. Staff has analyzed the applicant's request, reviewed the supporting material, and conducted an on-site inspection. Based upon the above facts and analysis, staff concludes that the proposed maintenance building conforms to relevant and applicable RLP zone standards, as well as applicable site design standards for Major Site Development Plans, with the condition that the driveway be hard surfaced.

ALTERNATIVES:

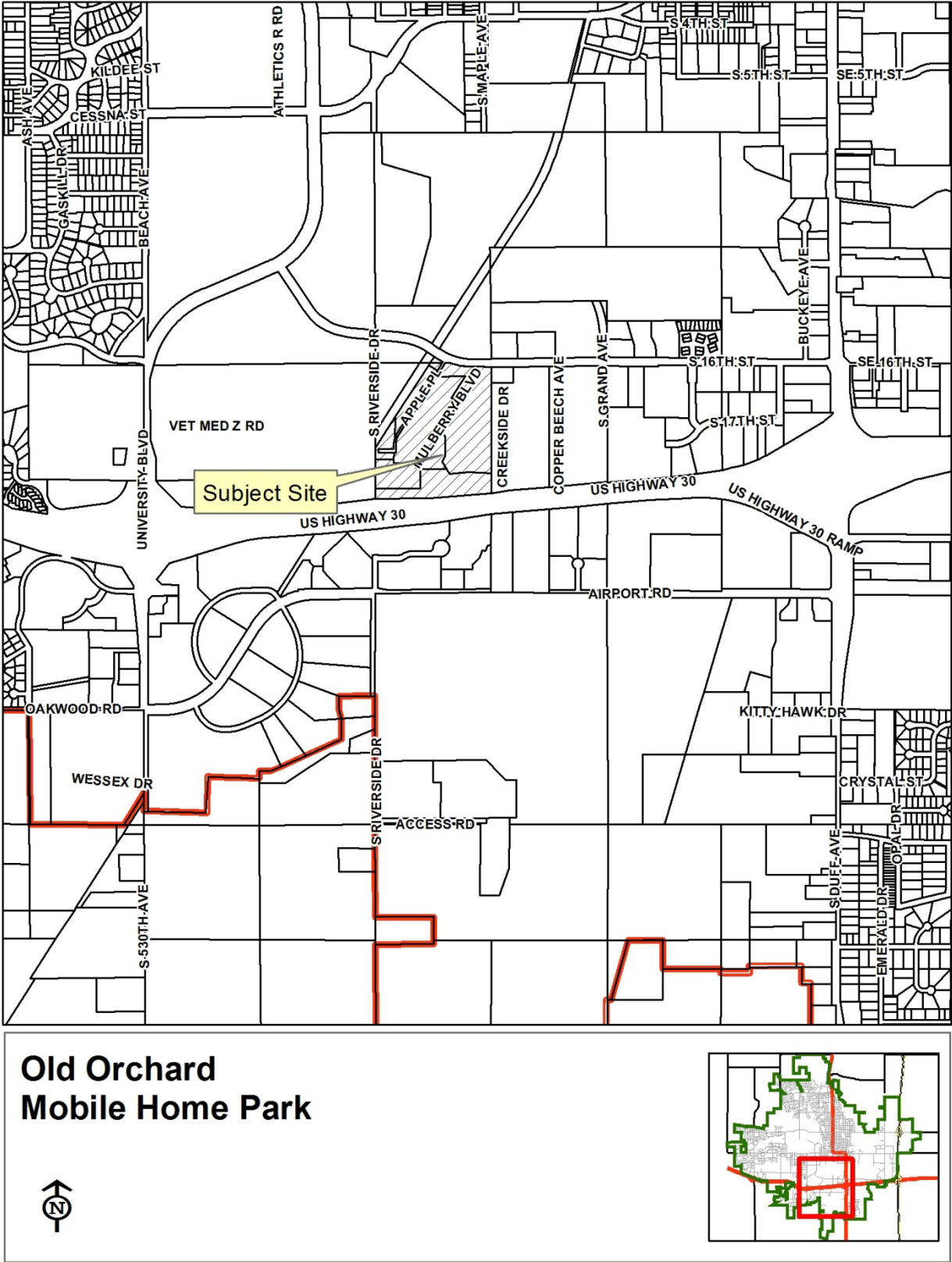
1. The Planning and Zoning Commission can recommend that the City Council approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building with the condition that the driveway be paved in conformance with Ames *Municipal Code* Section 29.406 (11).
2. The Planning and Zoning Commission can recommend that the City Council approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building, without conditions.
3. The Planning and Zoning Commission can recommend that the City Council deny the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building if it finds that the proposed plan does not conform to the RLP zone standards, zone development standards or other applicable city standards.
4. The Planning and Zoning Commission can refer this item back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

The proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park meets the required RLP zone standards and site planning and design standards of the Zoning Ordinance, with the exception of the gravel driveway. All of the buildings that the existing driveway served have been demolished, a new residence has been added and a new building is now proposed. Staff believes that the zoning ordinance intends that when buildings are replaced, sites be improved to comply with current zoning standards. The existing gravel road is a remnant of a county road that existed before the manufactured housing park was developed and the area was subsequently annexed. It is not likely to be paved in the foreseeable future.

It is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission adopt Alternative #1 to recommend that the City Council approve the proposed revision to the Major Site Development Plan for Old Orchard Manufactured Home Park to add a maintenance building with the condition that the driveway be paved in conformance with Ames *Municipal Code* Section 29.406 (11).

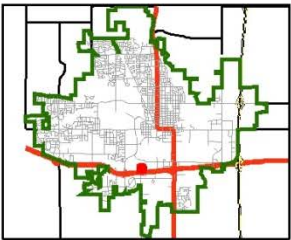
ATTACHMENT A: LOCATION MAP - 1



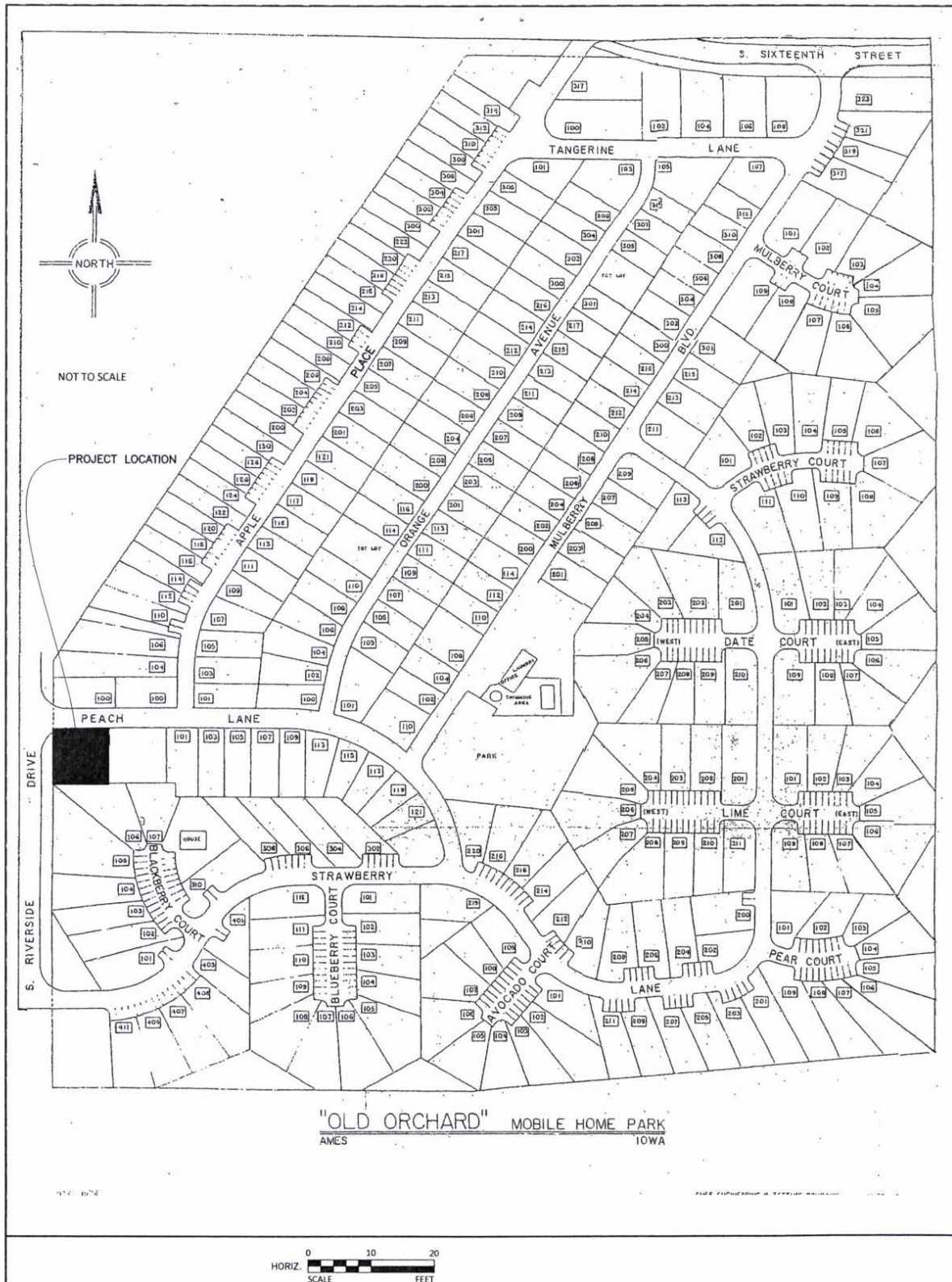
ATTACHMENT A: LOCATION MAP - 2



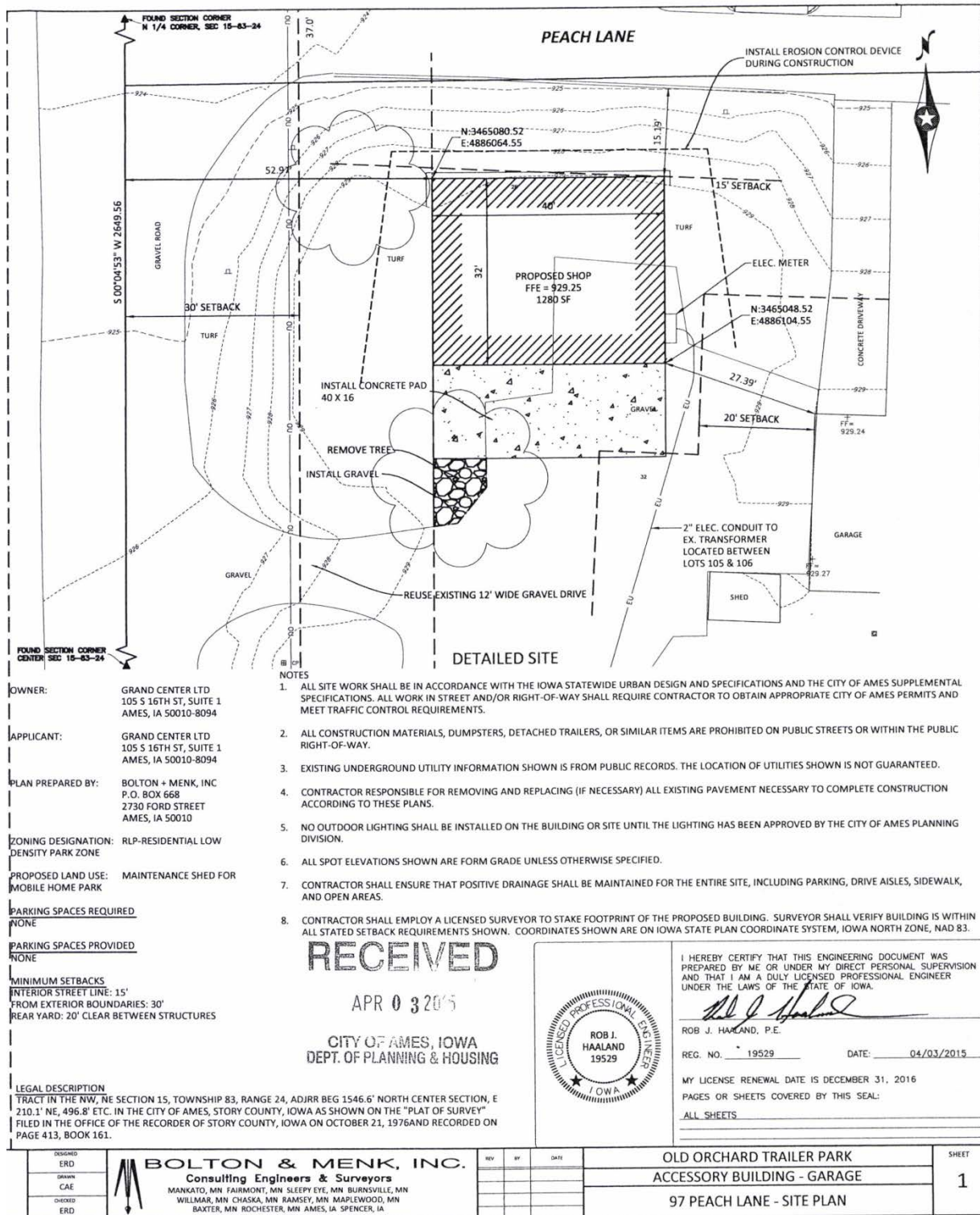
97 Peach Lane
in Old Orchard



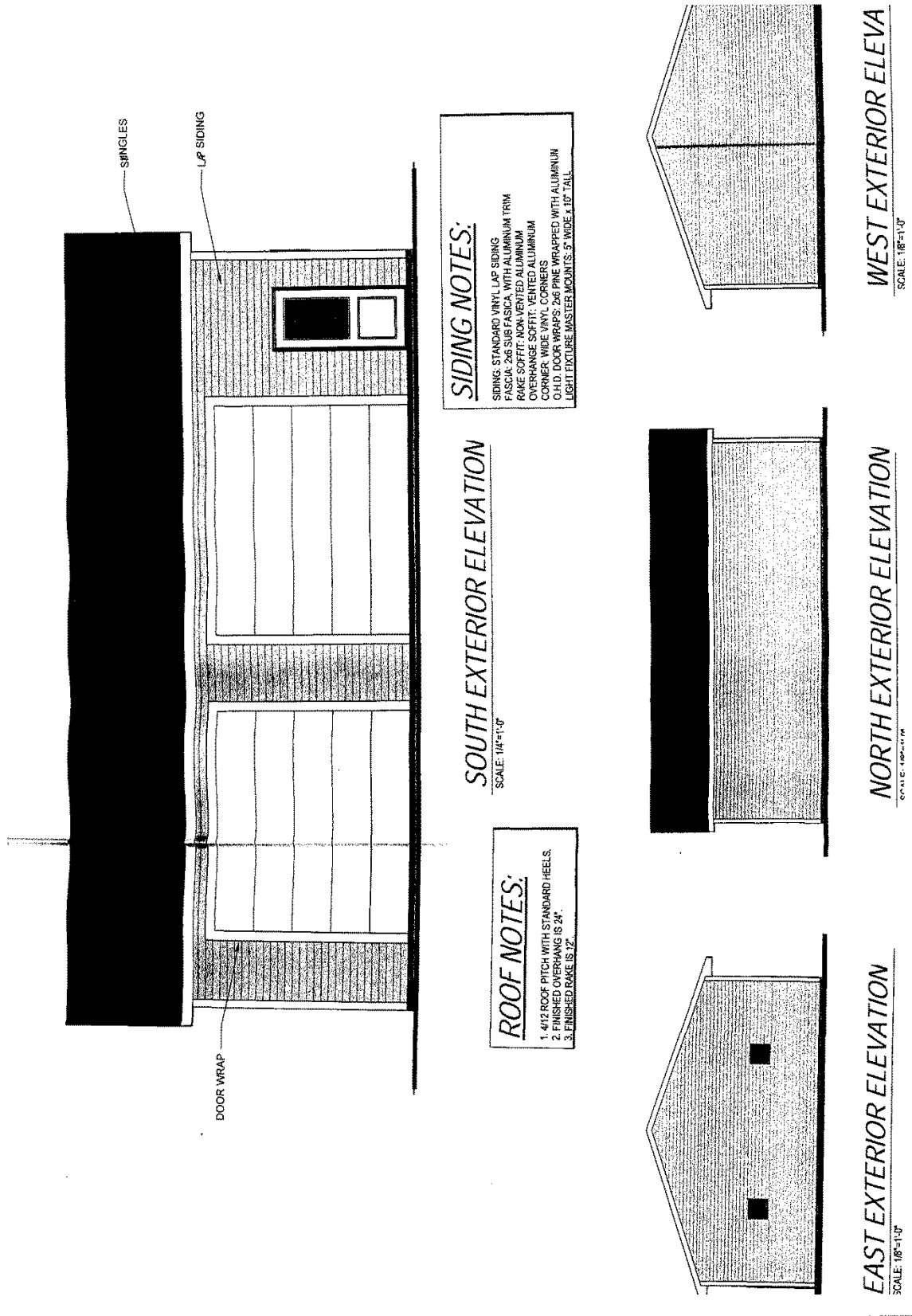
ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-1



ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-2



ATTACHMENT B: MAJOR SITE DEVELOPMENT PLAN-3



ATTACHMENT C
MAJOR SITE DEVELOPMENT PLAN CRITERIA

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

When acting upon an application for a 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.*
- 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.*
- 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.*
- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.*
- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.*
- 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.*
- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.*
- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.*
- 9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.*
- 10. The proposed development shall ensure that dust and other forms of air pollution,*

noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.

- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.*

The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.



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April 3, 2015

Jeff Benson
Planning and Housing Division
515 Clark Avenue
Ames, IA 50010

RE: 97 Peach Lane – Non-conforming Driveway
Old Orchard Mobile Home Park
Project No.: A13.109552

Dear Mr. Benson,

This letter is to request a waiver of surface material requirements for the off-street driveway area for the proposed maintenance shop at 97 Peach Lane, located in the Old Orchard Mobile Home Park off of S. 16th Street. Municipal Code Section 29.406(11)(a)(i) states that vehicle areas must be paved with Portland Cement Concrete, Asphaltic Cement Concrete or equivalent. However, the portion of Riverside Drive that the proposed driveway abuts (see proposed site plan) is currently an unpaved, gravel road section. Vehicles wishing to access the proposed maintenance shop must travel on the unpaved roadway to access this site.

The driveway in question is an existing unpaved driveway that served the house originally located on the site. The house has since been demolished, but the gravel drive remains. The proposed maintenance shop will be located in the same vicinity as the original house. Attached you will find three aerial photographs taken on March 30, 1970, May 2, 1970 and circa 1981, respectively. All three show the original house and the unpaved driveway that connects to Riverside Drive.

We request that the City will consider this evidence and find that the driveway was in place prior to adoption of the Municipal Zoning Code and be allowed to remain unpaved in accordance with Section 29.307 of the Code. We hope that City staff will agree that it would be impractical to pave the driveway that abuts an unpaved street. Doing so would increase initial construction costs, and does not eliminate the need to drive on an unpaved street to access the site.

We greatly appreciate your time in reviewing this request. If there are any questions, please do not hesitate to contact us.

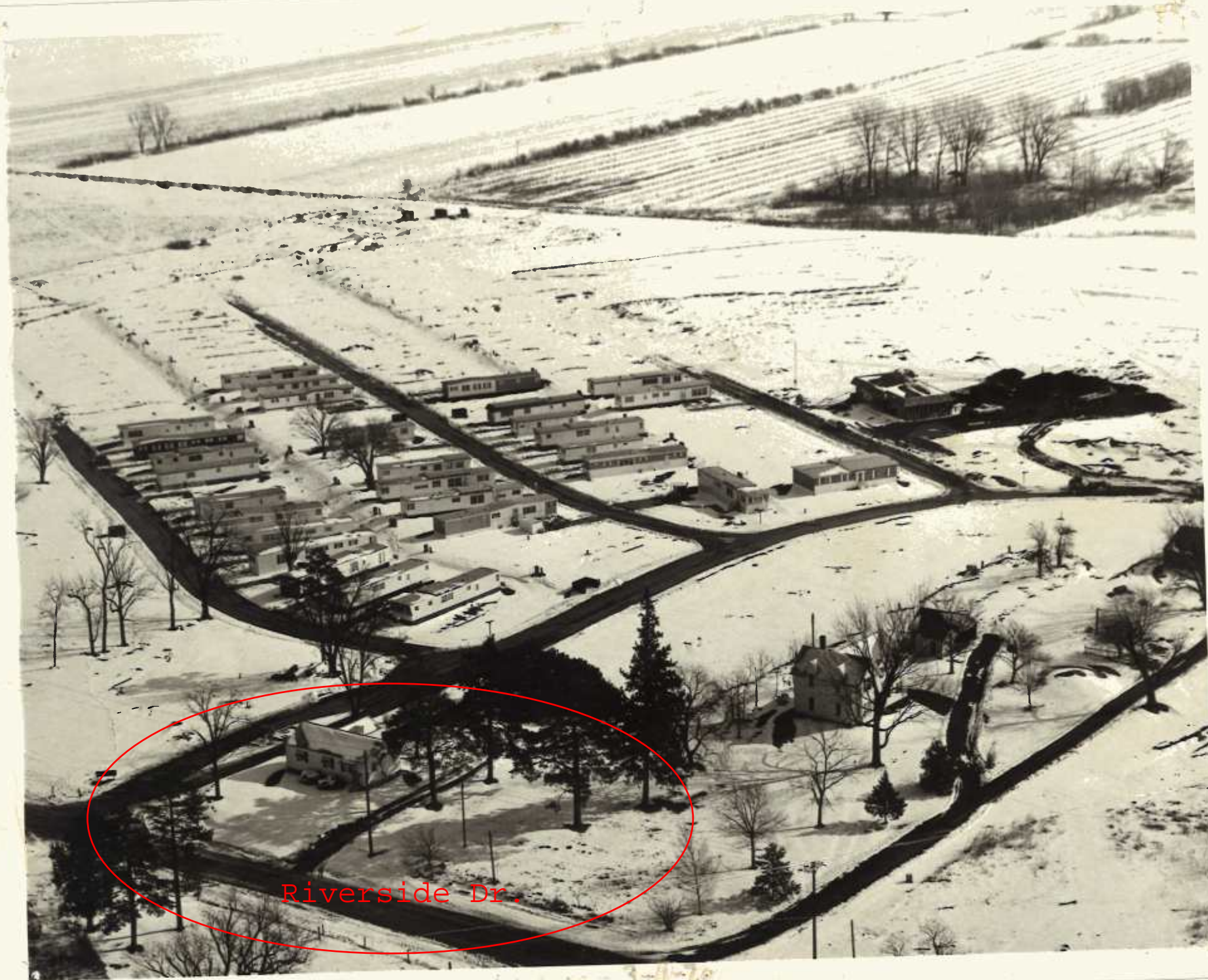
Sincerely,

Rob J. Haaland, P.E.
BOLTON & MENK, INC.

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Riverside Dr.

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Riverside Dr.

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