

ITEM #: 8  
DATE: 09-02-15

## COMMISSION ACTION FORM

**REQUEST:**      **PRELIMINARY PLAT FOR HAYDEN'S CROSSING  
CONSERVATION SUBDIVISION**

**BACKGROUND:**

Hunziker Land Development Company owns a 12-acre parcel at 5400 Grant Avenue between Ada Hayden Heritage Park on the east and Grant Avenue on the west. The site is just over a ¼ mile (1,500 feet) south of 190th Street. (See *Attachment A - Location Map*.) The owner proposes the development of a residential subdivision to be known as Hayden's Crossing and is requesting approval of a Preliminary Plat. The City annexed this land in December, 2013, and approved a rezoning request from Agriculture to Suburban Residential Low Density (FS-RL) with a Master Plan on August 25, 2015 (See *Attachment B - Zoning*).

Ames Conservation Subdivision standards are part of the Subdivision Standards in Chapter 23 of the Municipal Code. **The intent of the standards is to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas, and protect such areas in perpetuity.** Development of this site is the second project to request approval under the Conservation Subdivision standards of Ames *Municipal Code*. The first conservation subdivision approved by the City was Quarry Estates located north of this proposed subdivision.

The proposed Preliminary Plat (See *Attachment G - Proposed Improvements*) includes 20 lots for single-family detached homes and additional outlots for open space an future development. Individual home lots are typically between 7,000 square feet and 10,000 square feet. All lots meet minimum size requirements, and frontage requirements for the FS-RL zoning district.

There are five outlots in the proposed subdivision, which total 6.12 acres. Outlots A and B, which include 4.01 acres, will function as open space with a conservation easement placed over each outlot. On the Final Plat, Outlots A and B will include public utility and surface water flowage easements over each entire outlot, and Outlot B will serve as the location for storm water conveyance, treatment and detention, and include a storm sewer easement over the entire outlot. Outlot A also serves as open and natural space for the development with selected trees that are in good condition to be preserved a part of the amenities of this subdivision (See *Attachment J – Natural Resource Inventory*). Outlot A also includes the trail connection to Ada Hayden Park as was agreed upon with the rezoning Master Plan.

Outlot XX is intended for use as a temporary turn-around for fire trucks, and any other emergency vehicles, until such time that Audubon Drive is extended beyond the

subdivision boundary to intersect with a street (yet to be platted and constructed) to the north. Outlots YY and ZZ are reserved for future low density residential development. The developer owns the adjacent land to the north, but has not sought rezoning and subdivision approval at this time.

Density calculations (*See Attachment E- Typical Sections & General Notes*) have been based upon subtracting the area of all outlots and private land in the subdivision that will be dedicated to the city as public street right-of-way for Audubon Drive and Grant Avenue. With this method of subtracting out the area reserved for future development, the net density is 5.09 dwelling units per net acre. This exceeds the minimum required net density of 3.75 dwelling units per net acre of the FS-RL Zone.

The rezoning of the site in August, 2015, included a Master Plan (*See Attachment C - Master Plan*) and Zoning Agreement defining the general arrangement of uses and conditions for development of the site. The Preliminary Plat must be found to conform to the Master Plan land use description and Zoning Agreement. The Zoning Agreement states that: 1) The Developer is responsible for frontage and intersection access improvements at the time of subdivision; 2) There is to be a single pedestrian access from the subdivision into Ada Hayden Heritage Park at the location shown on the Master Plan, and 3) The site is to include a 30-foot wide buffer of undevelopable open space to be located between the developed lots of Hayden's Crossing and Ada Hayden Heritage Park, shown on the Master Plan as "Open Space." Staff finds that the Preliminary Plat is consistent with the approved Master Plan and Zoning Agreement.

Off-site infrastructure of water, sewer, and road improvements that support the development are part of the 2013 annexation agreement for the property. An agreement was approved by owners of this subject property and other developable land parcels west of Ada Hayden Heritage Park abutting Grant Road, which established the timing and responsibility for extension of all of the urban infrastructure necessary to provide city services to the North Growth area as an assessment district (Grant Avenue paving) and connection districts (sewer and water). The installation of utilities to serve the new developments along Grant Road, and the paving of Grant Road north to 190<sup>th</sup> Street is underway at this time.

**Conservation Areas/Open Space/Pedestrian Connections.** The applicant completed a natural and cultural resources inventory as required by the Conservation Subdivision standards and no significant native plant communities exist on the site, nor are there any streams, waterways or dry channels on site. (The Natural Resources Inventory is available for review at the Planning and Housing Department.) **Therefore, the conservation areas in Hayden's Crossing will be "naturalized" by establishing native plant communities, which is consistent with the conservation subdivision requirements.** The Conservation Subdivision Ordinance requires that the combination of conservation areas and open space comprise at least 25% of the land area in the subdivision, and be a system of interconnected conservation areas and open space areas distributed throughout the development, such that a minimum of 80% of residential lots abut a conservation area, or open space. The proposed plat shows approximately 33% of the land area in the subdivision to be used as open space, and

more than 80% of lots abut a conservation area/open space, which meets the minimum standard. The proposed pedestrian trail is another element of the subdivision design that establishes an interconnected system of conservation areas and open space for use by the future residents of Hayden's Crossing. Sidewalks, at a width of 5 feet will be used along both sides of Audubon Drive, and along the west perimeter of the subdivision, next to Grant Avenue, to provide connectivity in lieu of additional trails.

A pedestrian trail connection is planned with the existing upland trail in the Ada Hayden Heritage Park. The trail is shown as extending through Outlot A of the subdivision, crossing Audubon Drive, and extending to the north boundary of Outlot B. The portion the trail through the open space in Outlot A will have a crushed rock surface to match the trail it connects to in Ada Hayden Heritage Park. Where the trail passes between Lots 15 and 16, it will be in a concrete walkway (5 feet wide) in a 10-foot wide pedestrian easement running along the east edge of the driveway for Lots 15 and 16. The pedestrian trail extends through the full width of Outlot B as a 10-foot wide concrete walkway, and ends at the boundary between Outlot B and Outlot ZZ. At the time Outlot ZZ is divided into additional residential lots, the easements, walkway and driveway planned between Lots 15 and 16 will be repeated to cross between two new lots, and connect to a street serving those lots.

The Master Plan and Preliminary Plat include a conservation area and buffer along a portion of the subdivision boundary. Outlot A extends at a width of 30 feet along the east and south boundaries of the subdivision, separating Ada Hayden Heritage Park from the proposed residential lots. Outlot A also includes a 25-foot buffer width along Grant Avenue, south of Audubon Drive. Outlot B extends at a width of 25 feet along Grant Avenue between proposed residential lots and Grant Avenue, as well as between Outlot ZZ (which is planned for future residences) and Grant Avenue. These areas will be planted with a native prairie grass mixture. The Conservation Subdivision regulations require conservation areas that establish separation between external roads and residential lots be established and maintained, as a vegetated buffer area, a minimum of 25 feet in width, planted with native plant materials. Staff supports these outlot buffer areas, as the Parks and Recreation Department believes that this will provide better protection against encroachments into the park and will contribute to the health of the planting area.

The Street Tree and Landscaping Plan (*See Attachment H - Street Tree and Landscaping Plan*) portrays these naturalized conservation areas. A draft Conservation Area Management Plan has been submitted that describes these areas and how they will be established and maintained. More detail for maintenance operations may be required during the Final Plat approval process. The Developer will have initial responsibility for creating the conservation areas and the future homeowner's association will have long term management responsibilities. (The draft Conservation Area Management Plan is available for review at the Planning and Housing Department.)

**Traffic and Street Connections.** Grant Avenue is being rebuilt this fall as a rural collector street, designed with two travel lanes, curb and gutter, and street lights. The

cost of Grant Road improvements is shared by the City and three development interests with the aforementioned Assessment District. Completion of Grant Avenue road improvements will occur by the end of this fall. Site specific access improvements are part of the individual subdivision review and not incorporated into the basic Grant Road improvements. This means that individual intersection improvements are the responsibility of each development as they occur.

It is not known, at this time, where the location of an intersection will be on Grant Avenue with the Rose Prairie Subdivision on the west side of Grant Avenue across from this site. **If the Grant Avenue/Audubon Drive intersection becomes an access point for future development west of Grant Avenue, the Developer of this subdivision, Hayden's Crossing, will be responsible for a pro rata share of costs related to turning lane improvements.** This responsibility for costs associated with street improvements and turning lanes needs to be documented in a Development Agreement entered into between the City and the Developer of Hayden's Crossing. This is a condition of approval of the Preliminary Plat.

The developer requests approval of Audubon Drive as a loop street with an eventual connection back to Grant Avenue to the north with the future development of the abutting parcel to the north. No additional cross streets are proposed by the developer. The length of Audubon Drive in this preliminary plat is approximately 1,100 feet. The developer proposes the trail connection to split the block length up, as is required by FS-RL zoning for blocks exceeding 660 feet.

The main issue for consideration of the street layout is how the eventual loop street design meets the City's expectations for connectivity of streets. The FS zoning and the Subdivision Code standards strive for a block length not to exceed 600 feet and to ensure that streets do not exceed 1,320 feet and to minimize cul-de-sacs and dead end. The loop street concept creates one long continuous roadway that exceeds a street block standard of 1,320 feet, but itself is not a dead end street. The loop street design is not a common circulation design within Ames, which is more typically curvilinear blocks with regularly spaced intersections.

In this instance the developer believes the loop street avoids creating an undesirable public street connection within the proposed lot layout, avoids additional grading, and it helps to avoid creating a cul-de-sac at the end street. Staff believes a cross street would normally be a required component of the subdivision of this type, but in this case the loop road could be found to conform to the general site design standards of the Subdivision Code. Staff does have some ongoing concern of how connectivity is viewed in the future with subdivision proposals that minimize internal connectivity for efficiency. Staff believes the intent of the Codes is for connectivity principally, balanced with efficiency in layout.

The street width for the proposed Audubon Drive (*See Attachment G – Proposed Improvements*) meets the standard for a local residential street, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way, accommodating parking on one side. Audubon Drive will include a 5-foot wide sidewalk

on both sides of the street. Other street widths meet the standards for local streets, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way. This width allows for parking on one side of a street. The street layout also includes a mid-block crossings for pedestrians as required by FS-RL zoning when a block face exceeds 600 feet.

**Stormwater Management.** One of the principles of the Conservation Subdivision is to take the approach of Low Impact Development to design the project. This means the arrangement of lots, street and storm water management minimizes mass grading of the site, minimize impervious areas, and maximize use of natural storm water treatment measures. The overall approach to storm water management provides treatment and control of the peak runoff rate from the entire site by providing multiple opportunities to slow the flow of storm water on the surface and settle out and filter out sediments, a process called the “treatment train.” This system includes surface sheet flow to collecting basins, directing flow by vegetated swales, settlement areas drained by pipes and pipe outlets into vegetated swales to carry water to other basins. The system is designed for this project to take the vast majority of runoff to the centralized stormwater treatment system before it is released from the site. A small amount of water will sheet flow to the south into Ada Hayden Park, but they will be controlled to not exceed current rates of runoff.

Vital to all of these storm water management systems is the native prairie vegetation to be established that will help slow the rate of runoff and facilitate the percolation of water into the soil for natural filtration and treatment. The proposed open spaces include substantial areas of native prairie planting (*See Attachment H - Street Tree and Landscaping Plan*).

**Public Notice.** Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

### **ALTERNATIVES:**

1. The Planning and Zoning Commission can recommend that City Council approve the Preliminary Plat for Hayden’s Crossing at 5400 Grant Avenue, with the following condition:
  - A. That the Developer will enter into a Developer’s Agreement with the City of Ames to fund the pro rata share of costs of future intersection improvements necessary at the intersection of Grant Avenue and Audubon Drive.
2. The Planning and Zoning Commission can recommend that City Council approve the Preliminary Plat for Hayden’s Crossing at 5400 Grant Avenue, with modified conditions.
3. The Planning and Zoning Commission can recommend that the City Council deny the Preliminary Plat for Hayden’s Crossing at 5400 Grant Avenue, by finding that the

preliminary plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code. Code sections are found in *Attachment L – Applicable Subdivision Law*.

4. The Planning and Zoning Commission can defer action on this request to no later than September 30, 2015 and refer it back to City staff and/or the applicant for additional information.

#### **RECOMMENDED ACTION:**

The Hayden's Crossing Preliminary Plat demonstrates how the development will carry out the low-impact policies and techniques required by the Conservation Subdivision and will thus protect the quality of surface water flowing into Ada Hayden Lake, as was envisioned when the park land was acquired.

The Hayden's Crossing Subdivision will carry the native landscaping characteristic of the park into the residential area up to more than 80% of the lots. It will include an integrated pedestrian and bicycle path system through and connected to the park's system. It will also provide sites for 20 new homes in the community.

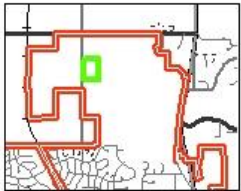
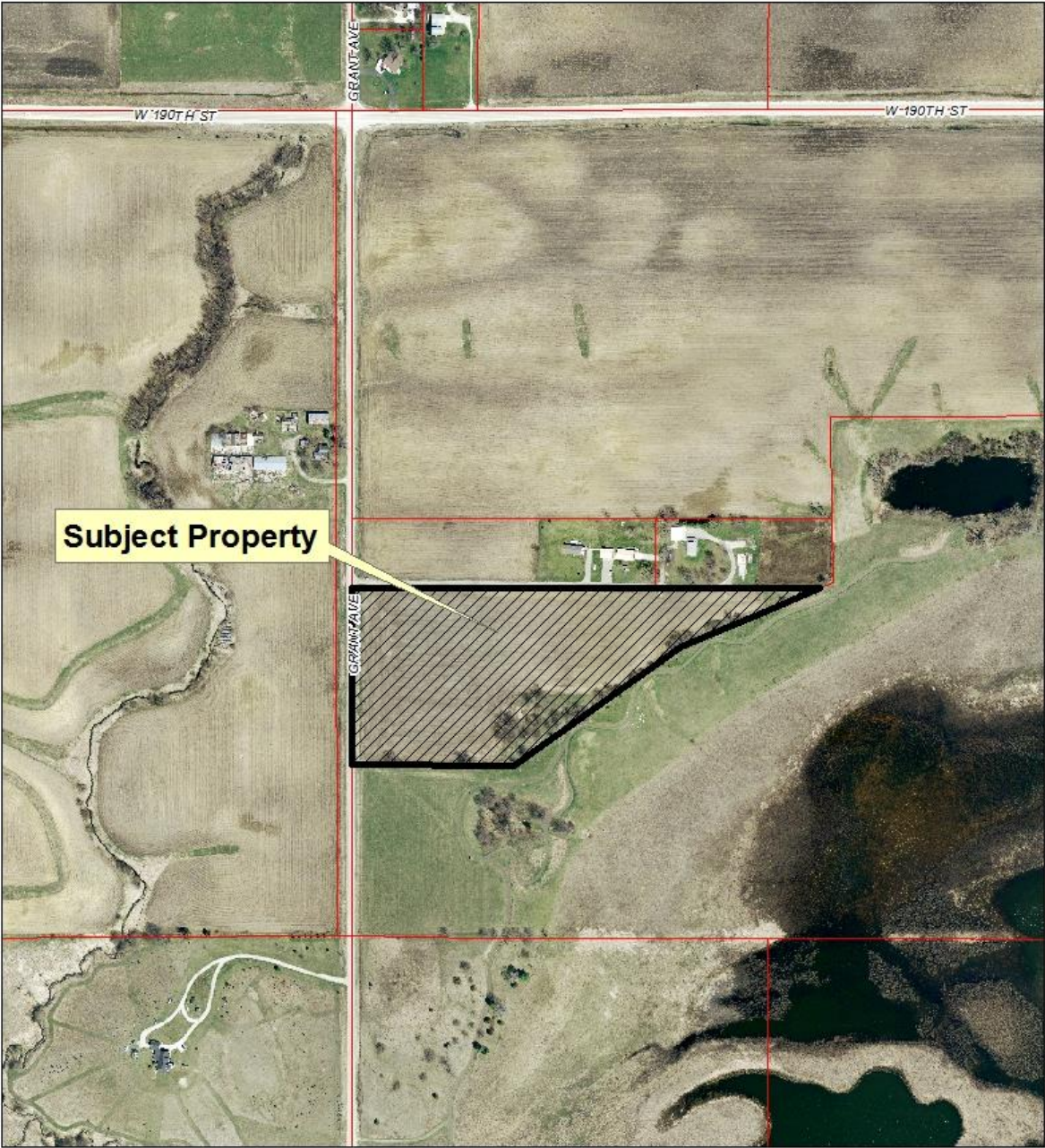
The Preliminary Plat for Hayden's Crossing is consistent with the approved master plan and zoning agreement in many respects in terms of general distribution of homes and the density of development. The access points, circulation system, conservation areas and open space are also consistent with the Master Plan

It is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1 recommending approval to the City Council, with the following condition:

- A. That the Developer will enter into a Developer's Agreement with the City of Ames to fund the costs of future intersection improvements necessary at the intersection of Grant Avenue and Audubon Drive.



Attachment A: Location Map



**Location Map**  
**5400 Grant Avenue**

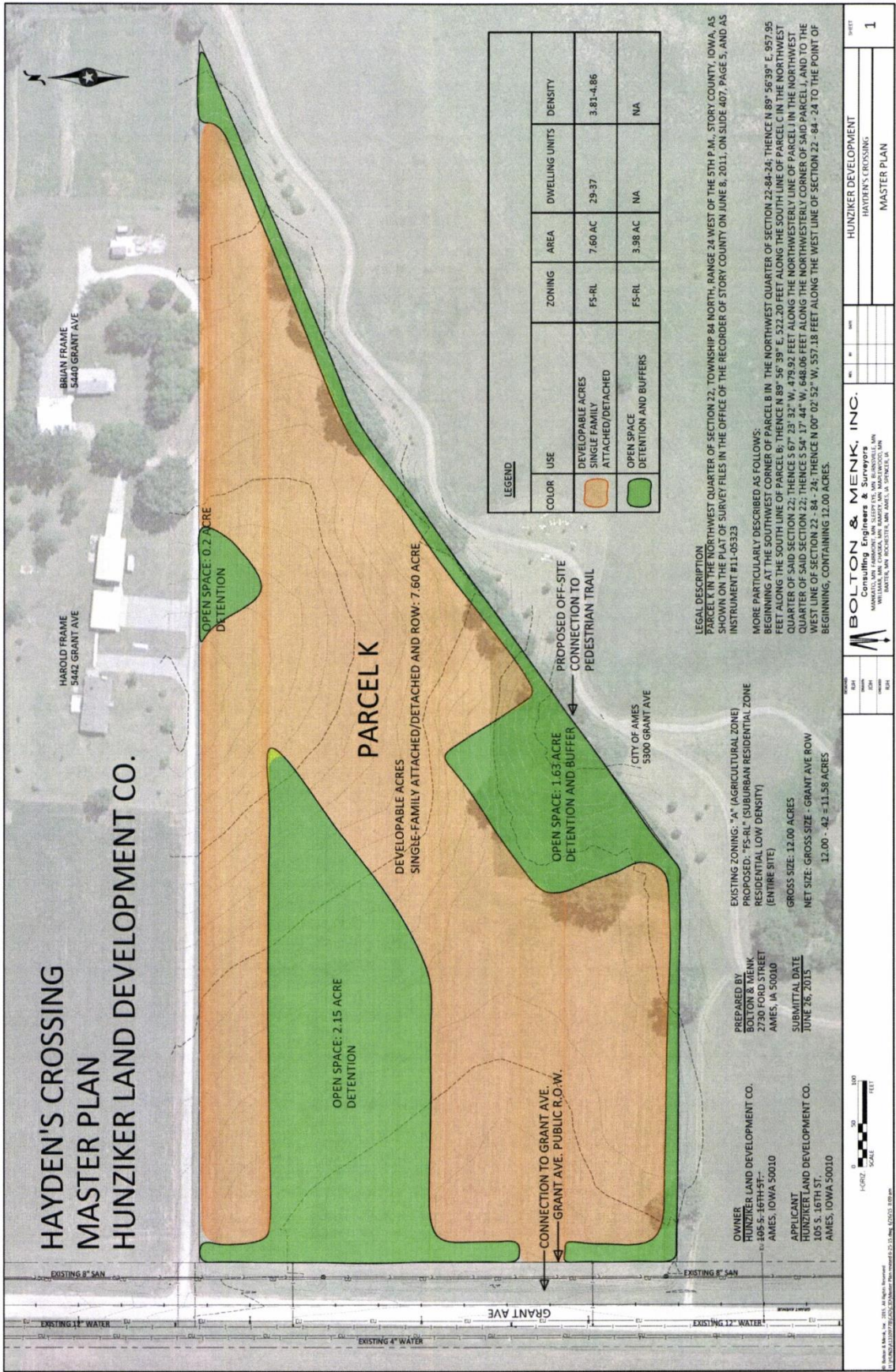








Attachment C: Master Plan





Attachment D: Title Sheet

HUNZIKER DEVELOPMENT CO.  
CONSTRUCTION PLANS FOR  
HAYDEN'S CROSSING  
PRELIMINARY PLAT  
2015

GOVERNING SPECIFICATIONS  
THE SUBSURFACE UTILITY INFORMATION SHOWN ON THIS  
PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE  
CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR  
TO CONSTRUCTION. CONSULT WITH THE UTILITY OWNER  
FOR THE LOCATION AND DEPICTION OF EXISTING  
UTILITY DATA.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR  
HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2009 AND ALL CURRENT GENERAL  
SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONS MEMORANDUM  
SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE  
COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

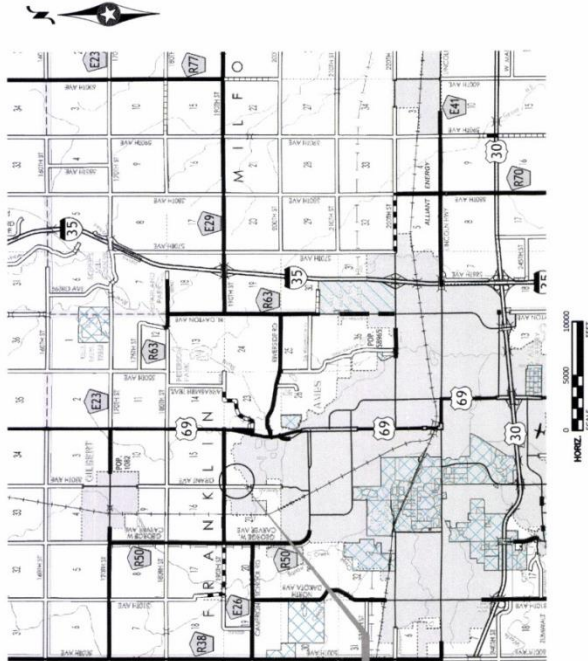
LOT TABLE			LOT TABLE			OUTLOT TABLE		
LOT	Area (SF)	Address	LOT	Area (SF)	Address	LOT	Area (SF)	Address
1	7,981.50	2218 AUDUBON DR.	11	7,044.00	2219 AUDUBON DR.	B	97,856.10	5416 GRANT AVE
2	8,016.13	2212 AUDUBON DR.	12	8,000.00	2213 AUDUBON DR.	YY	33,642.98	2009 AUDUBON DR.
3	8,019.02	2204 AUDUBON DR.	13	8,000.00	2207 AUDUBON DR.	A	76,797.11	2108 AUDUBON DRIVE
4	8,677.63	2124 AUDUBON DR.	14	6,372.61	2125 AUDUBON DR.	XX	6,202.01	2009 AUDUBON DR.
5	9,844.13	2120 AUDUBON DR.	15	8,835.79	2119 AUDUBON DR.	ZZ	51,982.84	2115 AUDUBON DR.
6	9,154.64	2030 AUDUBON DR.	16	11,927.21	2109 AUDUBON DR.			
7	9,158.85	2022 AUDUBON DR.	17	8,000.00	2101 AUDUBON DR.	ROW TABLE		
						LOT	Area (SF)	Address
8	9,159.08	2016 AUDUBON DR.	18	8,000.00	2027 AUDUBON DR.	A	56,904.74	
9	9,159.31	2010 AUDUBON DR.	19	8,000.00	2021 AUDUBON DR.	B	18,393.28	
10	10,113.58	2004 AUDUBON DR.	20	7,990.17	2015 AUDUBON DR.	C	9,479.48	



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS  
PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE  
CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR  
TO CONSTRUCTION. CONSULT WITH THE UTILITY OWNER  
FOR THE LOCATION AND DEPICTION OF EXISTING  
UTILITY DATA.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS  
UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS  
OBTAINED BY VISUAL INSPECTION OF THE SURFACE  
AND IS NOT INTENDED TO BE USED FOR DESIGN OR  
CONSTRUCTION PURPOSES.

PLAN REVISIONS		
DATE	SHEET NUMBER	MODIFICATIONS



PROJECT LOCATION

**OWNER**  
HUNZIKER LAND DEVELOPMENT  
105 S. 16TH STREET  
AMES, IA 50010

**DEVELOPER**  
HUNZIKER LAND DEVELOPMENT CO.  
105 S. 16TH STREET  
AMES, IA 50010

**PREPARED BY**  
BOLTON AND MENK  
200 S. 16TH STREET  
AMES, IA 50010

**SUBMITTAL DATE**  
JULY 29, 2015

**LEGAL DESCRIPTION**  
PARCEL K15 DESCRIBED BY A SURVEY OF RECORD DATED SEPTEMBER 13,  
2005, FILED AS INSTRUMENT NUMBER 2005-11586 IN THE OFFICE OF THE  
STORY COUNTY RECORDER.

**ZONING**  
EXISTING:  
ALL LOTS ARE ZONED RESIDENTIAL LOW DENSITY (RS-LU)  
PROPOSED:  
NO CHANGES ARE PROPOSED.

1. I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS  
PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF IOWA.

GREGORY A. BROUSSARD  
No. 1042  
Exp. 12/31/2015

**PRELIMINARY**

DATE: DECEMBER 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS

HUNZIKER DEVELOPMENT  
HAYDEN'S CROSSING  
TITLE SHEET

SHEET  
1  
OF  
5



**BOLTON & MENK, INC.**  
COMMERCIAL ENGINEERING & SURVEYING  
1000 S. 16TH STREET, SUITE 100, AMES, IOWA 50010  
PHONE: 515.261.1111 FAX: 515.261.1112  
WWW.BOLTONANDMENK.COM

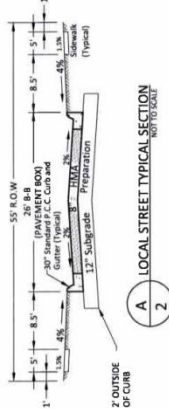
## Attachment E: Typical Sections & General Notes

**GENERAL NOTES:**

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S USE OF CITY RIGHTS-OF-WAY BY RIGHT OF WAY USERS' ORDINANCE.
2. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS. VEHICLE PARKING WILL BE PROHIBITED ALONG BOTH SIDES OF GRANT AVENUE.
3. ACCESS TO INDIVIDUAL LOTS FROM GRANT AVENUE WILL NOT BE PERMITTED.
4. ALL CONSTRUCTION MATERIALS, DUMPSTERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
5. OUTLOTS A AND B ARE RESERVED FOR FUTURE LOW DENSITY (R-1) RESIDENTIAL DEVELOPMENT.
6. OUTLOT XX INTENDED USE IS FOR EMERGENCY VEHICLES, UNTIL SUCH THAT ALDUBION DRIVE IS EXTENDED TO A NEW STREET INTERSECTION NORTH OF THIS SUBDIVISION, AT THAT TIME THE USE OF OUTLOT X WILL BE OPEN SPACE.
7. OUTLOTS A & B WILL BE USED FOR STORM WATER CONVEYANCE, TREATMENT AND DETENTION.
8. OUTLOTS A & B WILL HAVE CONSERVATION EASEMENTS OVER THE ENTIRE LOTS.
9. OUTLOTS A & B MAY INCLUDE SUBDIVISION SEGMENT.
10. OUTLOTS A & B MAY BE OWNED BY THE HOMEOWNERS ASSOCIATION.
11. OUTLOT A SHALL INCLUDE PUBLIC UTILITY AND SURFACE WATER FLOWAGE OVER THE ENTIRE LOT.
12. OUTLOT B SHALL INCLUDE PUBLIC UTILITY, STORM SEWER AND SURFACE WATER FLOWAGE OVER THE ENTIRE LOT.

LOT DENSITY CALCULATIONS	
TOTAL:	12.00 ACRES
ROW:	1.95 ACRES
OUTLOTS	6.12 ACRES
"LOT AREAS (MINUS OUTLOTS & ROW)"	3.93 ACRES
TOTAL NUMBER OF LOTS	20.00 UNITS
LOT DENSITY	5.09 LOTS/ACRE

OPEN SPACE CALCULATIONS		
TOTAL:	12.00	ACRES
"OPEN SPACE (OUTLOTS A & B)"	4.01	ACRES
REAL SPACE ADJUSTMENT		33%



## LEGEND

**EXISTING**

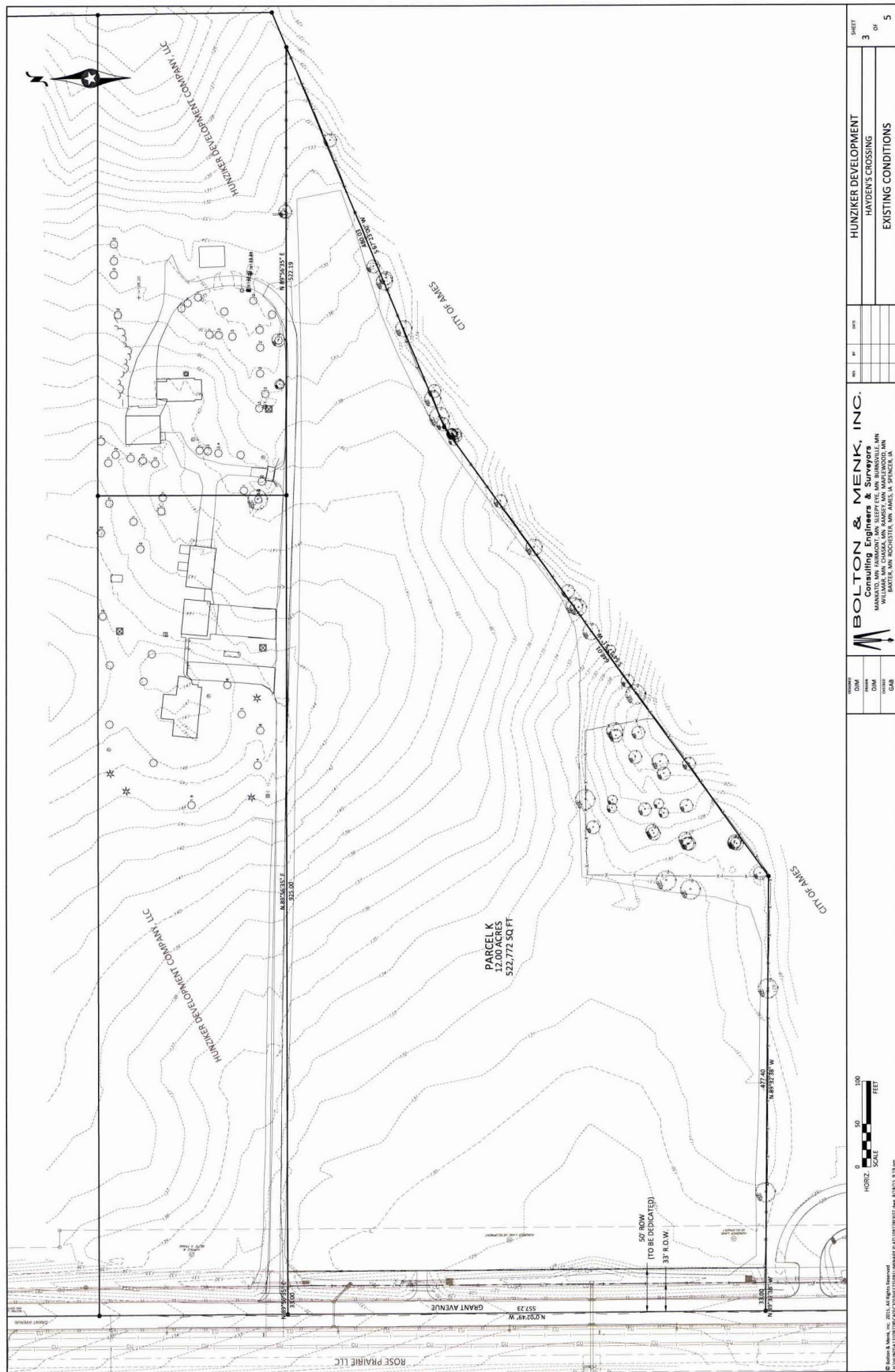
CENTRALINE	PROPERTY / LOT LINE	OVERHEAD ELECTRIC LINE	UNDERGROUND COMMUNICATIONS LINE
FASIMILE LINE	ROAD RIGHT-OF-WAY LINE	UNDERGROUND ELECTRIC LINE	FENCE LINE
WATER SYSTEM	STORM SEWER	GAS LINE	CITY LIMITS
SANITARY SEWER	TEL. LINE	FIBER OPTIC LINE	TREE LINE EDGE
			GRAVEL EDGE
			BITUMINOUS EDGE
			CONCRETE EDGE
			CURB & GUTTER

**PROPOSED**

	ALIGNMENT/CENTRELINE
	RIGHT-OF-WAY LINE
	WATERMAIN
	STORM SEWER
	SANITARY SEWER
	MANHOLE
	STORM INLET
	APIRON
	WATER SYSTEM MANHOLE
	HYDRANT
	VALVE
	BEND
	TEE
	PUBLIC UTILITY EASEMENT
	STORM WATER FLOWAGE EASEMENT
	SHARED ACCESS AND STORM SEWER EASEMENT
	PROPOSED ROADWAY

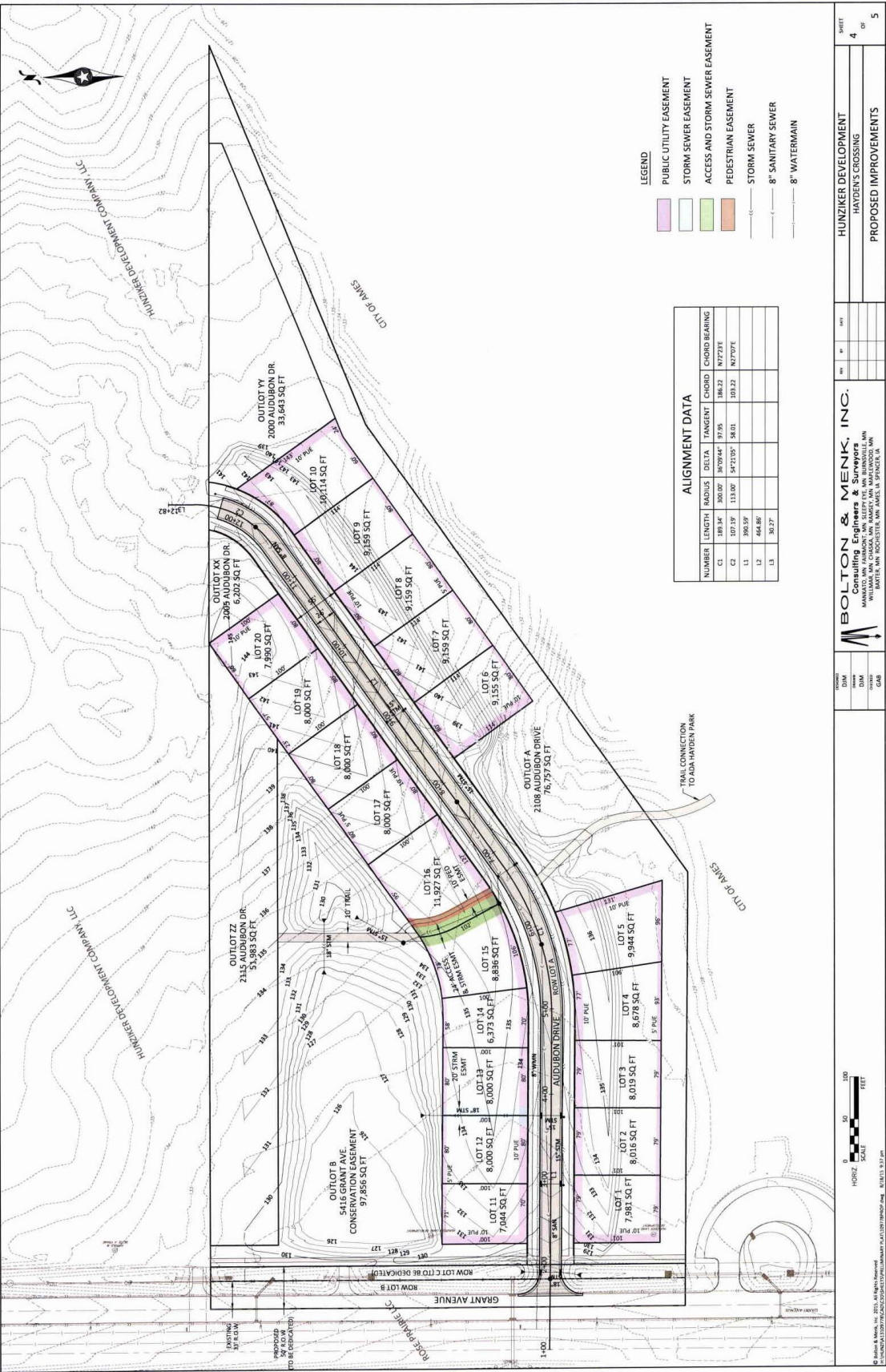
[illegible]

## 12





Attachment G: Proposed Improvements





**LEGEND**

- NATIVE PRAIRIE MIXTURE
- WETLAND MIXTURE
- CONSERVATION MIXTURE
- LOW GROW MIXTURE
- TRADITIONAL LAWN MIXTURE
- PROPOSED TREE

**STREET TREE NOTES**

- TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 13.402 OF THE SUBDIVISION ORDINANCE.
- TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THE SPECIES SHOWN ON THE ACCOMPANYING STREET TREE TABLE.
- TREES SHALL BE PLANTED NO CLOSER THAN TWO FEET TO THE CURB AND NO CLOSER THAN TWO FEET TO THE NEXT ADJACENT TREE. TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
- A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE PROVIDED FOR EACH TREE. IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUCK OF THE TREE.
- TREES SHALL NOT BE LOCATED CLOSER THAN TWO FEET TO THE CURB AND NO CLOSER THAN TWO FEET TO THE NEXT ADJACENT TREE. TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
- TREES SHALL NOT BE PLANTED CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE OR A CORNER LOT.
- TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDING DRIVEWAYS.
- TREES SHALL NOT BE LOCATED CLOSER TO A DRIVEWAY OR DRIVEWAY OPENING THAN THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE DRIVEWAY TO THE CENTER OF THE TREE.

**STREET TREE TABLE**

Tree Type
A. Black Maple (x4)
B. Skyline Honeylocust (x4)
C. Hackberry (x3)
D. American Hophornbeam (x3)
E. Redmond American Linden (x3)
F. Swamp White Oak (x4)
G. Kentucky Coffeetree (x3)

**OUTLET TREE/VEGETATION TABLE**

Outlet	Tree/Plant
1	Black Maple (x4)
2	Skyline Honeylocust (x4)
3	Hackberry (x3)
4	American Hophornbeam (x3)
5	Redmond American Linden (x3)
6	Swamp White Oak (x4)
7	Kentucky Coffeetree (x3)
8	Black Maple (x4)
9	Skyline Honeylocust (x4)
10	Hackberry (x3)
11	American Hophornbeam (x3)
12	Redmond American Linden (x3)
13	Swamp White Oak (x4)
14	Kentucky Coffeetree (x3)
15	Black Maple (x4)
16	Skyline Honeylocust (x4)
17	Hackberry (x3)
18	American Hophornbeam (x3)
19	Redmond American Linden (x3)

**TRADITIONAL LAWN MIXTURE**

- SEED RATE: 15 LB/ACRE
- SEEDING DEPTH: 1/4"
- 50% BLUE GRASS
- 20% FINE FESCUE
- 20% HARD FINE FESCUE
- 10% SHEEP FINE FESCUE
- 10% LITTLE BLUESTEM
- 10% BLUE GRAMA

**CONSERVATION MIXTURE**

- SEED RATE: 15 LB/ACRE
- SEEDING DEPTH: 1/4"
- 50% BLUE GRASS
- 20% FINE FESCUE
- 20% HARD FINE FESCUE
- 10% SHEEP FINE FESCUE
- 10% LITTLE BLUESTEM
- 10% BLUE GRAMA

**WETLAND MIXTURE**

- SEED RATE: 15 LB/ACRE
- SEEDING DEPTH: 1/4"
- 50% BLUE GRASS
- 20% FINE FESCUE
- 20% HARD FINE FESCUE
- 10% SHEEP FINE FESCUE
- 10% LITTLE BLUESTEM
- 10% BLUE GRAMA

**LOW GROW MIXTURE**

- SEED RATE: 15 LB/ACRE
- SEEDING DEPTH: 1/4"
- 50% BLUE GRASS
- 20% FINE FESCUE
- 20% HARD FINE FESCUE
- 10% SHEEP FINE FESCUE
- 10% LITTLE BLUESTEM
- 10% BLUE GRAMA

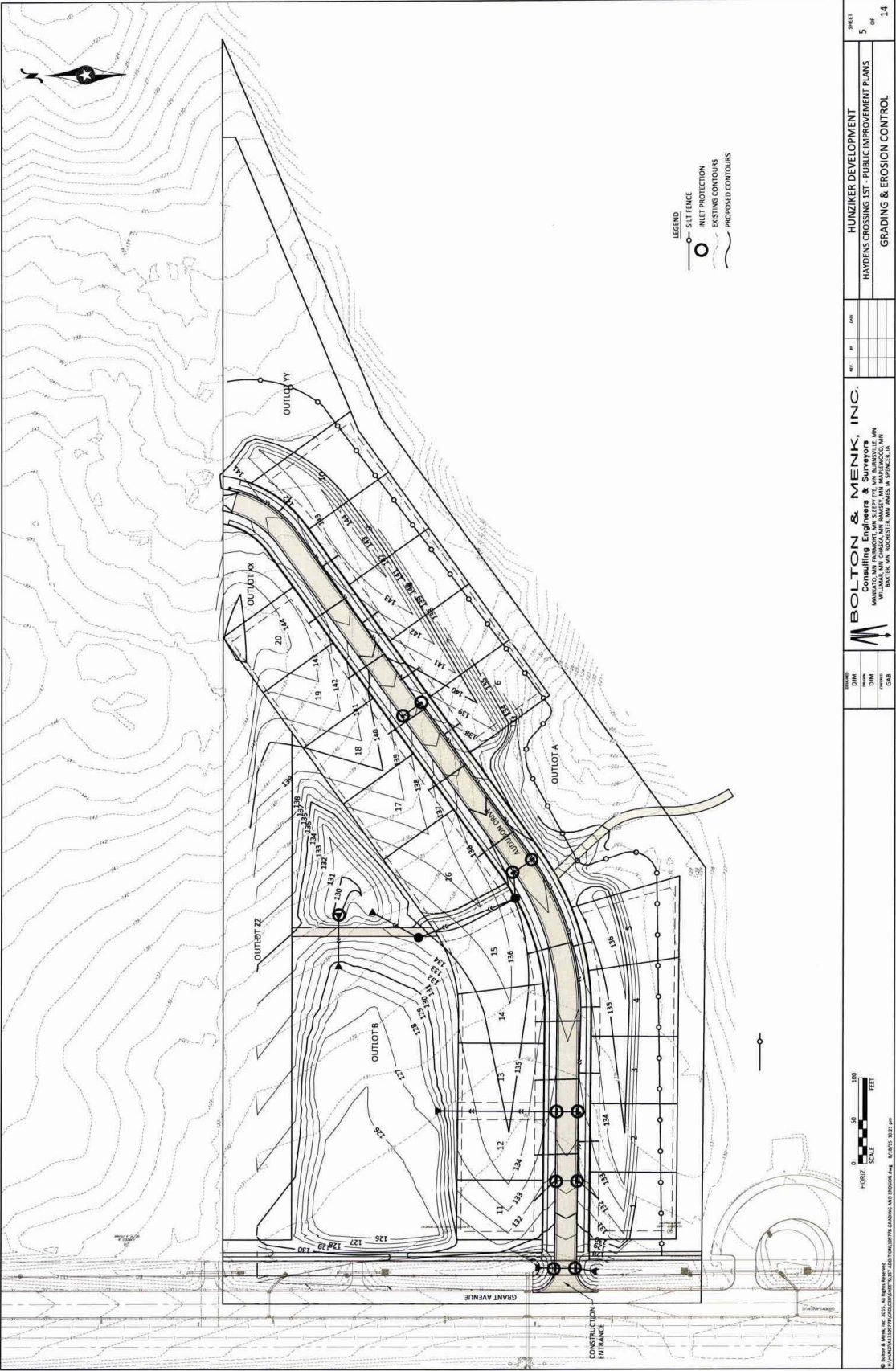
**STREET TREE TABLE**

Tree Type
A. Black Maple (x4)
B. Skyline Honeylocust (x4)
C. Hackberry (x3)
D. American Hophornbeam (x3)
E. Redmond American Linden (x3)
F. Swamp White Oak (x4)
G. Kentucky Coffeetree (x3)

**OUTLET TREE/VEGETATION TABLE**

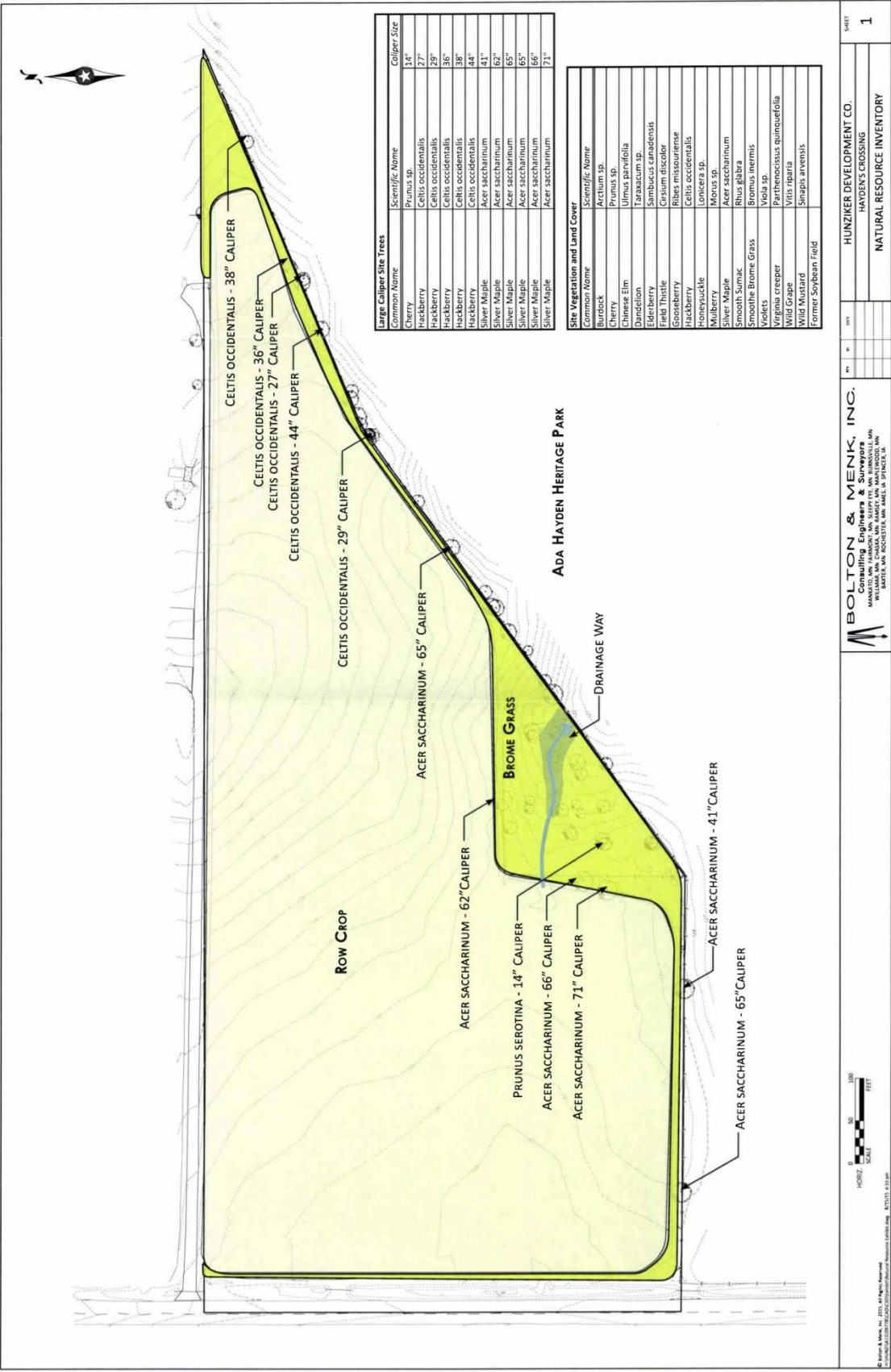
Outlet	Tree/Plant
1	Black Maple (x4)
2	Skyline Honeylocust (x4)
3	Hackberry (x3)
4	American Hophornbeam (x3)
5	Redmond American Linden (x3)
6	Swamp White Oak (x4)
7	Kentucky Coffeetree (x3)
8	Black Maple (x4)
9	Skyline Honeylocust (x4)
10	Hackberry (x3)
11	American Hophornbeam (x3)
12	Redmond American Linden (x3)
13	Swamp White Oak (x4)
14	Kentucky Coffeetree (x3)
15	Black Maple (x4)
16	Skyline Honeylocust (x4)
17	Hackberry (x3)
18	American Hophornbeam (x3)
19	Redmond American Linden (x3)

Attachment I: Grading Plan





Attachment J: Natural Resource Inventory



The site plan illustrates a development area bounded by Grant Ave. to the north and Audubon Dr. to the south. The terrain is characterized by contour lines ranging from 126 to 197 feet. The plan is divided into several lots, with specific areas designated for restoration or stockpiling. A large green-shaded area covers the eastern portion of the site, while yellow-shaded areas are located along the western boundary and near Outlot ZZ. Other labeled features include Outlot AA, Outlot BB, Outlot CC, Outlot DD, Outlot EE, Outlot FF, Outlot GG, Outlot HH, Outlot II, Outlot JJ, Outlot KK, Outlot LL, Outlot MM, Outlot NN, Outlot OO, Outlot PP, Outlot QQ, Outlot RR, Outlot SS, Outlot TT, Outlot UU, Outlot VV, Outlot WW, Outlot XX, Outlot YY, and Outlot ZZ. A north arrow is positioned in the upper left corner, and a scale bar indicating 0 to 20 feet is located in the lower right corner.

# RECEIVED

AUG 21 2015  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

**GENERAL NOTES:**

- ALL STOCKPILE LOCATIONS SHALL HAVE PERMITTER CONTROL AT ALL TIMES DURING CONSTRUCTION.
- STOCKPILE LOCATIONS TO BE INCLUDED IN SOIL RESTORATION ACTIVITIES.
- CONTRACTOR TO MINIMIZE OVERALL SITE DISTURBANCE TO ONLY AREA ABSOLUTELY NECESSARY.
- SOIL QUALITY RESTORATION TO INCLUDE:
  - 4.1. COMPACTION REDUCTION - 8" TILLAGE DEPTH
  - 4.2. INCORPORATING TOPSOIL AND SUBSOIL
  - 4.3. INCREASED ORGANIC MATTER CONTENT TO PROMOTE INFILTRATION AND HEALTHY VEGETATION
  - 4.4. SEEDING WITH APPROPRIATE SPECIES TO PROVIDE RAPID GERMINATION AND QUICKLY ESTABLISH A VEGETATIVE COVER.

**LEGEND**

- NO DISTURB AREA
- TOPSOIL STOCKPILE AREA
- SOIL RESTORATION AREA

HUNZIKER DEVELOPMENT  
HAYDEN'S CROSSING  
SOIL MANAGEMENT PLAN

BOLTON & MENK, INC.  
MANASSAS, VA • FAIRMONT, MD • SHELLEY, IA • BURNHAMVILLE, OH  
WINDY HILLS, MO • COLUMBIANA, OH • WHEELERSBURG, WV  
MARTIN, TN • ROCKFORD, IL • NILES, IL • SPENCER, IA

## **Attachment L: Applicable Subdivision Law**

The laws applicable to this Preliminary Plat 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.*



## **DIVISION VI CONSERVATION SUBDIVISIONS**

### **23.600. CONSERVATION DEVELOPMENT FOR SUBDIVISIONS**

#### **23.601. APPLICABILITY.**

Conservation Design Development is an alternative set of design objectives and standards for residential subdivision development. These objectives and standards can be used as an alternative to common residential subdivision development in Ames. However, they shall apply to all residential subdivision development in the undeveloped areas of Ada Hayden Watershed north of Bloomington Road.

*(Ord No. 4042, 8-10-10)*

#### **23.602. INTENT.**

The intent of Conservation Design Development is to preserve the existing natural features of the site, to preserve the natural drainage features and hydrologic characteristics of the landscape, and to reduce the impacts of development on the landscape; and

- (1) To maintain and protect in perpetuity Ames area natural character by preserving these important landscape elements including but not limited to those areas containing unique and environmentally sensitive natural features as prairie, woodlands, stream buffers and corridors, drainageways, wetlands, floodplains, ridgetops, steep slopes, critical species habitat, and by setting them aside from development;
- (2) To promote interconnected greenways and environmental corridors throughout Ames;
- (3) To provide commonly-owned open space and conservation areas for passive and/or active recreational use by residents of the development and, where specified, the larger community;
- (4) To permit various means for owning conservation areas, preserved landscape elements, and to protect such areas from development in perpetuity;
- (5) To provide greater flexibility in site dwellings and other development features than would be permitted by the application of standard use regulations in order to minimize the disturbance of natural landscape elements and sensitive areas, scenic quality, and overall aesthetic value of the landscape;
- (6) To protect and restore environmentally sensitive areas and biological diversity, minimize disturbance to existing soils, vegetation, and maintain environmental corridors, and
- (7) To preserve significant archaeological sites, historic buildings and their settings.

*(Ord No. 4042, 8-10-10)*

### **23.603. GENERAL REQUIREMENTS.**

- (1) Design and Standards for Residential Lot Layout
  - (a) All residential units should be in cluster groups unless the site has been designed to preserve sensitive areas and maintain a stormwater treatment train.
  - (b) All lots shall take access from interior roads.
  - (c) All separation areas for residential lots along existing roads shall be landscaped in accordance with the conservation area landscaping requirements in Section 23.603(2)(f).
  - (d) Eighty percent (80%) of residential lots shall abut a conservation area or open space to the front or rear. Open space and conservation area across a road shall qualify for this requirement.
  - (e) Cluster groups shall be located to avoid or mitigate directly disturbing existing native prairie, woodlands, wetlands and other natural features identified in the site inventory of natural resources.
- (2) Site Requirements
  - (a) Open water areas - A 50-foot native vegetative buffer shall be maintained around open water areas such as ponds and lakes unless a specific common use area is identified.
  - (b) Stream buffers - Stream buffers with native vegetation shall be maintained along stream areas using the following requirements based on stream order:
    - (i) Streams exceeding 3<sup>rd</sup> order and above, the City requires sketches, maps, studies, engineering reports, tests, profiles, cross-sections, construction plans and specifications to determine adequate buffer widths.
    - (ii) Perennial streams (1<sup>st</sup> and 2<sup>nd</sup> order). The total required stream buffer width is one hundred (100) feet on each side perpendicular to the waterway measured from the outer wet edge of the channel during base flows.
    - (iii) Intermittent streams. The total required stream buffer width is fifty (50) feet on each side perpendicular to the water way measured from the centerline of the channel.
    - (iv) Waterways and/or dry channels that have a contributing drainage area of fifty (50) acres or greater. The total required stream buffer width is thirty (30) feet on each side perpendicular to the waterway measured from the centerline of the waterway.
    - (v) Waterways and/or dry channels with a contributing drainage area of less than 50 acres. The total required stream buffer width is twenty (20) feet on each side perpendicular to the waterway measured from the centerline of the waterway.
  - (c) Stormwater management
    - (i) Minimize the use of storm sewer piping and maximize the use of swales.
    - (ii) Use curb cuts in lieu of storm sewer intakes when appropriate to divert street water to a stormwater conveyance or treatment system.
    - (iii) Sump pump discharge can be discharged into a stormwater conveyance or treatment system.
    - (iv) On-site treatment and storage of stormwater generated by the development shall occur in conservation area if it is consistent with the environmental functions of the conservation area. Individual lot on-site stormwater management may also be used in conservation subdivisions in conjunction with open space and conservation area management of stormwater.
    - (v) Include detailed design information for the stormwater management practices following the design information provided in the Iowa Stormwater Management Manual. The stormwater treatment train approach shall be used where appropriate to capture, treat and release stormwater.
  - (d) Shared use paths, sidewalks, and driveways
    - (i) An accessible and interconnected shared use path system shall be developed to connect residential areas with open space/conservation areas within or adjacent to the site.
    - (ii) Sidewalks shall only be required on one side of streets; however, all lots shall have direct access to sidewalks or the pathway system.
    - (iii) Typical driveway approach sections, Chapter 7 of SUDAS specifications, shall be used.
  - (e) Conservation Area Requirements
    - (i) The conservation area shall be designated as a Conservation Easement as detailed in the definition section of this ordinance.
    - (ii) Applicants must provide an explanation of the conservation area objectives

achieved with their proposed development and identify the percentage of the total development area that this area occupies.

(iii) All conservation areas shall be part of a larger continuous and integrated system except for conservation areas that are naturally isolated from other conservation areas on or near the site. For the purposes of this section, continuous shall be defined as either physically touching or located across a public right-of-way, for example, on opposite sides of an internal road.

(iv) Conservation areas, in accordance with the Conservation Area Management and Ownership outlined in Section 23.605, shall protect site features identified in the site natural resources inventory Section 23.604 (1) and analysis as having particular value in preserving and/or restoring the natural character and conserving natural resources in compliance with the intent of this ordinance and consistent with the goals and objectives of this ordinance.

(v) Healthy natural features such as woodlands, prairie, wetlands, and streambanks shall generally be maintained in their natural condition. If recommended by a professional with pertinent qualifications, the Municipal Engineer may authorize a modification to improve the natural features' appearance or restore the overall condition and natural processes, in compliance with an approved management plan, as described in Section 23.605.

(vi) All wetlands, floodways, and/or identified wildlife habitat areas shall be contained in conservation areas.

(vii) Conservation areas and open space shall be distributed throughout the development and combined shall comprise at least twenty-five (25) percent of the total area of the subdivision. An area comprised of conservation areas and open space greater than twenty-five percent of the total area of the subdivision may be required if necessary to maintain health features such as woodlands, prairie, wetlands and streambanks in their natural condition as provided in 23.603(2)(v).

(viii) Safe and convenient pedestrian access and access easements sufficient for maintenance vehicles shall be provided to conservation areas.

(f) Landscaping for Conservation Subdivisions - A landscaping plan shall be prepared that identifies all proposed landscaping and conforms to the following:

(i) The preservation of existing native, non-invasive vegetation as identified in the natural resources inventory Section 23.604(1) as being in good condition and of good quality shall generally be preferred to the installation of new plant material.

(ii) Mass grading of sites shall be minimized in order to preserve the natural features of the site.

(iii) Within all required separation areas between residential lots and external roads and site boundaries, existing woodlands with desirable tree species shall be retained.

(iv) All new landscaping in conservation areas to be installed and existing native vegetation to be preserved shall be protected through conservation easement. Native landscaping shall be installed according to the guidelines provided in the Iowa Stormwater Management Manual Section 2E-6.

(v) Trees of native species as indicated by the Iowa Department of Natural Resources and approved by the City shall be planted along internal roads within cluster groups in a total amount equivalent to the standard subdivision requirements. Trees may be planted, but are not required, along internal roads passing through conservation areas.

(vi) Informal, irregular, or natural arrangement is required for newly planted trees to avoid the urban appearance that regular spacing may evoke.

(vii) Trees shall be located so as not to interfere with the installation and maintenance of utilities, shared use paths, or sidewalks that may parallel the road.

(viii) Within all conservation areas, separation between external roads and residential lots, a vegetated buffer area at least 25 feet in width shall be maintained or established. Where no natural trees and/or shrubs exist, native plant materials shall be planted.

(ix) Conservation areas required to meet Section 23.603(1)(d), shall be planted using native species to enhance privacy and a natural appearance.

(x) Required buffers around wetlands, all water bodies and drainageways must be naturally vegetated or planted with native plant species appropriate to the surrounding landscape.

(xi) Buffers consisting of an informal, irregular or natural arrangement of native plant species, combined with infrequent or prescriptive mowing are required to create a low-maintenance, naturalized landscape.

(xii) In addition to the above, land management practices minimizing the impact of

nutrients shall be used and demonstrated in Ada Hayden Watershed; minimal fertilization of lawns including the use of phosphorus-free fertilizers is recommended.

*(Ord No. 4042, 8-10-10)*

#### **23.604. APPLICATION PROCEDURE.**

In addition to the standard subdivision application requirements, an inventory and mapping of natural resources shall be conducted prior to the initial submittal.

(1) Inventory and Mapping of Natural Resources. An inventory of natural resources of the proposed development site shall be conducted by experts in the field such as biologists, ecologists, soil scientists, hydrologists, geologists or those credentialed in a manner acceptable to the Municipal Engineer and must be submitted with the conservation subdivision application. The inventory must include, but is not limited to the following information mapped at a scale of no less than one inch equals 50 feet:

- (a) Topographic contours at 2-foot intervals.
- (b) United States Department of Agriculture, Natural Resource Conservation Service soil type locations and identification of soil type characteristics such as percolation rates, suitability for infiltration-based stormwater management practices, hydric soils, depth to water table, and suitability for wastewater disposal systems if applicable.
- (c) Hydrologic characteristics, including surface water bodies, floodplains, groundwater recharge and discharge areas, wetlands, natural swales, drainage ways, and slopes 10% or greater.
- (d) Land cover on the site including but not limited to prairie, woodland, forest, wetland and general cover type (pasture, woodland, etc.), and stand-alone trees with a caliper of more than [24] inches measured four feet off the ground. The inventory shall include comments on the health and condition of the natural resources.
- (e) Known critical habitat areas for rare, threatened or endangered species using existing documented inventories.
- (f) Cultural resources shall be identified by a brief description of historic character of buildings and structures, historically important landscapes, and archeological features using a review of existing, documented inventories.

(2) Education and Outreach Plan for the Development. An educational plan shall be developed and distributed to all perspective lot owners that describes the characteristics of the conservation subdivision including the development concept, conservation areas management practices that will be used to manage these areas, and benefits of the natural features. They shall also include information on lawn care strategies that reduce nutrient and pesticide inputs and pollution to local water bodies. Lot owners shall be made aware of the wildlife aspects of a conservation subdivision. Deer, birds, and other animals and insects will be attracted to the natural areas.

*(Ord. No. 4042, 8-10-10)*

#### **23.605. CONSERVATION AREA MANAGEMENT AND OWNERSHIP.**

(1) Conservation Area Management Plan. Every conservation subdivision must include a plan that provides evidence of a means to properly manage the conservation areas and open space areas in perpetuity through a conservation easement for conservation areas or common ownership for open space areas and evidence of the long-term means to properly manage and maintain all common facilities, including any stormwater facilities. The plan shall be approved by the Municipal Engineer prior to plat approval.

(a) A conservation area management plan shall be submitted with the following components during the following approval stages:

- (2) Preliminary Plat:
  - (a) Include a conservation area management plan specifically focusing on the long-term management of conservation areas. The conservation area management plan shall include a narrative, based on the site analysis required in Section 23.604(1), describing:
    - (i) Existing conditions including all natural, cultural, historic, and scenic elements in the landscape.
    - (ii) The proposed completed condition for each conservation area; and the measures proposed for achieving the end state.
    - (iii) Proposed restoration measures, including: measures for correcting increasingly destructive conditions, such as erosion, and measures for restoring habitats, ecosystems, and historic features.



- (3) Final Plat:
- (a) The conservation area management plan shall include the following items for final plat approval:
- (i) Provide a copy of the conservation easement.
  - (ii) Designate the ownership of the conservation area and common facilities.
  - (iii) Establish necessary regular and periodic operation and maintenance responsibilities.
  - (iv) Estimate staffing needs, insurance requirements, and other associated costs and define the means for funding the same on an on-going basis.
  - (v) The operations needed for maintaining the stability of the resources, including: mowing schedules; native vegetation burns; weed control; planting schedules; clearing and cleanup; the applicant shall be required to provide financial security in a form acceptable to the city for the maintenance and operation costs of conservation areas for a two-year period of time at time of the plat.
- (b) In the event that the organization established to own and maintain the conservation areas, or any successor organization, fails to maintain all or any portion of the conservation areas in reasonable order and condition, such notice shall set forth by the Municipal Engineer listing the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the organization, or any successor organization, shall be considered in violation of this ordinance. In such case the security, if any, may be forfeited, and any permits may be revoked or suspended. The city may enter the premises and take corrective action.
- (i) The costs of corrective action by the City that exceeds the security shall be assessed against the properties that have the right of benefit of the conservation areas and shall become a lien on said properties.
- (c) Management plans can be amended by the owner identified under Section 23.605(6) with the approval of the Municipal Engineer.
- (4) Ownership Alternatives. The designated conservation areas shall be placed in Conservation Easement and may be owned and managed by one or a combination of the following:
- (a) A homeowners association shall be established if the conservation area is proposed to be owned by a homeowners association. Membership in the association is mandatory for all purchasers of homes in the development and their successors.
  - (b) A non-profit or for-profit conservation organization that specializes in Iowa native plant management.
  - (c) Other entity as approved by City Council.
- (5) Ownership & Maintenance Responsibilities. The bylaws, guaranteeing continuing maintenance of the conservation area and the declaration of covenants, conditions and restrictions of the homeowners association shall be submitted for approval to the City of Ames as part of the information required for the final plat. The bylaws or the declaration of covenants, conditions and restrictions of the homeowner's association shall contain the following information:
- (a) The legal description of the conservation area;
  - (b) The restrictions placed upon the use and enjoyment of the conservation areas or facilities;
  - (c) The homeowners association or third party assigned by the homeowners association entitled to enforce the restrictions;
  - (d) A mechanism to assess and enforce the common expenses for the land or facilities including upkeep and maintenance;
  - (e) The conditions and timing of the transfer of ownership and control of land facilities to the association.
- (6) A For-Profit or Non-profit Conservation Organization. If the conservation area is to be held by a for-profit or non-profit conservation organization, the organization must be acceptable to the City. The conveyance to the non-profit or for-profit conservation organization must contain appropriate provisions for reversion in the event that the organization becomes unwilling or unable to uphold the terms of the conveyance.
- (Ord No. 4042, 8-10-10)*