

COMMISSION ACTION FORM

REQUEST: REZONING AND MAJOR SITE DEVELOPMENT PLAN FOR 125 AND 130 WILDER AVENUE

BACKGROUND:

Hunziker Land Development, LLC is requesting Planned Residential Development (PRD) rezoning and approval of a Major Site Development Plan for two parcels to allow for the construction of a 40 unit townhome development. The subject site is currently two lots and totals 6.81 acres located at 125 and 130 Wilder Avenue in Sunset Ridge. (See *Attachment A Location and Existing Zoning Map*) Wilder Avenue bisects the site. The site abuts single-family homes to the north and east, Lincoln Way to the south, and Ames corporate limits to the west.

To accommodate the development, the owner requests rezoning of the two parcels from Convenience Commercial Node (CVCN) to Planned Residential District (F-PRD). (See *Attachment C, Proposed Zoning*). The concurrent review of a Major Site Development Plan is required with a request for F-PRD zoning. A future approval of a preliminary and final plat will be required for creation of the individual lots.

A PRD is intended to promote housing variety that may differ in its design from a standard base zone. **Approval of a PRD sets a base density standard for the development, but sets most development standards through the approval of the Major Site Development Plan to allow flexibility in design.** Approval of a PRD requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with standard zoning (See *Attachment E for Design Principles Findings*).

The overall project includes 40 single-family attached housing units configured in buildings of two and four units with two and three bedrooms. The housing design is modeled after some townhomes designs found on the west side of Somerset along Bristol Drive and Northridge Parkway. The design is walk-up townhome with front doors oriented to public space of streets or open space with rear access to two-car garages. The applicant intends for the housing to be an entry-level price point that differentiates it from detached single-family homes and larger attached single-family housing. The division of the buildings into four and two unit modules helps to break down the apparent mass of the buildings. The architectural design approach is to create individual unit character with some variations in windows and siding, subtle shifts in the roof height and overhangs, and individual covered entries for most of the units.

There is a single point of access from Wilder Avenue with private access street into the development parcels. Each lot will provide a two stall detached garage as well as parking on the driveways. A small overflow parking lot is provided at the end of each private street, which will also serve as the required fire truck turn around area. The units will have front entries facing Wilder Avenue for the interior row of units and facing the

open space areas to the west and east of the development. All garage access will be off of the private streets interior to the development.

Staff focused discussions with the applicant on the orientation of the project, open space and landscaping, and the architecture of the units. Staff finds the project to meet the intent of the PRD with its integration into its surroundings, appropriately designed homes with a desirable living environment, and its connections to the street and sidewalks systems. However, staff believes that there are additional basic architectural elements that should be added to the project to enhance the character of the townhomes. These include extending a base of stone or brick veneer along the foundations (approximately 150 square feet of area per unit) and to add a full front porch for half of façade to one unit of each building (total of 12 units). Staff has referenced existing structures in Somerset as examples of elements that should be included in the design. Staff also recommends a small adjustment to the landscape buffering along the private drives as a condition of approval.

The property was originally zoned Residential High Density and Agriculture prior to the development of the area to the north as Sunset Ridge. The site was rezoned in 2005 to Convenience Commercial Node (CVCN) to accommodate based upon a LUPP Commercial Node located further west at County Line Road and Lincoln Way. The property has remained vacant since the rezoning, therefore, the applicant is requesting rezoning to a residential use for development of site. The applicant no longer believes small scale neighborhood commercial will be developed in on this site in the near term. Staff supports the rezoning from commercial due to the additional options for commercial development that can occur further to the west and it is not necessary for this site to be developed as commercial to meet the interests of the LUPP.

A complete analysis of the development with the PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the addendum.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the follow requests for the properties at 125 and 130 Wilder Avenue:
 - A. Rezone the properties from Convenience Commercial Node (CVCN) to Planned Residential District (F-PRD); and
 - B. Approval of the Major Site Development Plan, subject to the following conditions;
 - i. Approval of a preliminary and final plat for creation of the proposed residential lots as depicted on the site plan; and
 - ii. Revision of the landscape plan to include the clustering of additional shrubs along the north property lines to meet the intent of the L3 screen buffer for the PRD.
 - iii. Add a stone or brick treatment to the foundation of the front façade of each building (approximately 150 square feet per unit).
 - iv. Add a front porch that extends across half of the front façade of one townhome unit for each building (total of 12 units).

2. The Planning and Zoning Commission can recommend that the City Council approve the request for rezoning and approval of the Major Site Development Plan for the properties at 125 and 130 Wilder Avenue, with modified conditions.
3. The Planning and Zoning Commission can recommend that the City Council deny the request for rezoning and approval of the Major Site Development Plan for the properties at 125 and 130 Wilder Avenue, if the Commission finds that the City's regulations and policies are not met.
4. The Planning and Zoning Commission can defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

The applicant requested rezoning to a residential district because another mixed use commercial/residential development did not seem feasible. The Major Site Development Plan review is to determine conformance with development standards and for the appropriate arrangement and design of the use of the site. Staff believes the proposed housing type will be a welcome addition to the housing options in the community and that the project overall is appropriately situated and designed. The rezoning can be found to be consistent with the LUPP in providing for housing options and that the change of commercial zoning does not interfere with the LUPP goals of providing convenience commercial zoning in this general area of the City. There are additional sites further west that may also accommodate commercial development.

With the conditions of approval, staff finds that the project meets the design principles of the PRD and complies with the standards of the Major Site Plan. The changes can easily be addressed by the applicant and do not require major revisions to the plans necessitating additional Planning and Zoning Commission review. **Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, which is to recommend that the City Council approve the request for rezoning and the Major Site Development Plan with conditions.**

ADDENDUM

PROJECT DESCRIPTION:

The project site is two lots totaling 6.81 acres fronting on Lincoln Way and Wilder Avenue. The project includes 40 single family attached residential units with detached garages on individual ownership lots. The units will face Wilder Avenue and the open spaces area to the west and east side of the development. The lots will be accessed from Wilder Avenue on two private dead end streets with parking and fire turn around areas at the end of each private street. The units are proposed as two-story townhomes, with partially finished basements. The units are designed with a kitchen, living, and dining/den space on the first floor, with either two or three bedrooms on the second floors (See Attachment G). The homeowner would have the option to finish a basement and potentially add an additional bedroom.

The development includes two building types, a four unit attached building and a two unit attached building. Each of the four unit and each of the two unit buildings will be the same in design, with each unit in the building having an individual façade design breaking up the mass of the overall building. Each unit is proposed with a foot print of approximately 25' by 31 feet in dimension and contain approximately 1,800 square feet of living space with additional finishable area in the basements. Main entrances are oriented to the west or east depending on the building location within the development, either facing Wilder Avenue or the proposed open spaces within the development. A second, or rear access for the residences are proposed to the rear of the units out of the garages, with private yard space for each unit between the houses and the garages. The residential buildings are approximately 30 feet tall to the highest point of the roof ridge with single-story detached garages proposed at rear of each lot accessed off the private streets at the interior of the development.

The façades of each building are similar in use of siding materials and colors. The applicant proposes the use of mix of vinyl siding products for vertical, horizontal, and shake shingle patterns. The intent is to allow for each unit within the building to have a more individual design component to help separate each of the units within the building. Additional materials metal trim details, with painted columns and vinyl rails for the front covered entries. Staff has recommended a condition to add foundation treatment of a veneer to increase visual interest. The proposed building design includes either a covered entry or open stairs to the sidewalk for connection of the units within the development. Staff has also included a condition recommending that one of the unit types per building be expanded into porch to add character to the design. This would result in 12 units having a porch along the front façade. The detached garage design is complementary to the finishes of the main buildings.

The parking on each lot is proposed to allow for two parking spaces within the detached garage for each unit, with additional parking on the individual unit driveways. The development also includes an additional parking lot on each lot for a total of 22 additional parking spaces for the development. The parking proposed is sufficient to meet the PRD zone requirements for a town home development project.

A minimum Landscaped open space requirement of 40% is required for the PRD zone. The overall project is noted to provide 40% common open space for the development

with additional private open space provided between the residence and garage structures. The highlight of the open space design is the large common open space combined with the Sunset Ridge Subdivision open space on the east side of the project. This creates a large “common green” for the area.

Development in a PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. Landscaping that would typically be required within the development standards for a FS zoned lot include a L3 landscape buffer of 10 feet between lots zoned FS-RM and FS-RL. With the proposed townhome development abutting the single-family homes of Sunset Ridge in the FS-RL zone to the north, staff would look for the proposed PRD to meet or exceed this underlying buffer requirement for the development. The applicant has approximately 30 feet of separation from the property line to the private driveways and the closest townhome. The 30-foot buffer also includes a surface water flowage easement along the north lot line on the east lot that allows planting of vegetation along the edges.

The L3 requirement (6-foot tall screen), includes the requirement for 1 landscape tree for every 50 lineal feet and shrubs spaced 6 feet on center or a fence. With a total lineal length of 748 feet of property line, this would require 14 trees as well as shrubs spaced at 6 feet on center. The applicant proposes a landscape design with the required number of trees, but relies upon the wider width of the buffer to mitigate the screening/fence requirement. Additionally, the applicant has proposed a small number of clusters of shrubs along the driveway, but has not included a substantial number of shrubs that are normally required in L3. **Staff supports the general design for the wider separation over the literal standards of L3 for the property line fence and screening. Staff does recommend adding some additional shrubs to diversify the landscaping mostly to be added along the area of the private drive.**

Street trees are required in the right-of-way along Lincoln Way as a residential subdivision. The applicant proposes additional ornamental trees with ground cover between Lincoln Way the homes. There are minimal exposures of the parking to Lincoln Way and no apartment foundation landscaping components are needed with single-family attached units. The Landscape code would look for a PRD development to meet the minimum development standards for screening of parking areas from Lincoln Way to either the L1 or L2 standard. The L1 low screen option along Lincoln Way provides more flexibility in plantings due to the greater separation from the street by 10 feet or more. To meet the minimum standards, staff would suggest that noted ornamental landscaping area specifically include some cluster of shrubs to be added specifically in the area of the private drives and parking areas abutting Lincoln Way. Overall, the staff finds the general approach for landscaping to be adequate, but details are deferred to the applicant for implementation and staff approval.

Pedestrian sidewalk connections are provided to each of the lots from the public sidewalk along Lincoln Way. The current sidewalk along Lincoln Way is 8-feet in width. The proposed development is including an 8-foot wide trail connection along the west side of Wilder Avenue to connect to the existing trail through Sunset Ridge subdivision and a 5-foot sidewalk on the east side of Wilder Avenue to connect to the existing sidewalk system. Internal sidewalks are also provided to the front entrance for each of

the townhome units, as well as to connect the proposed townhomes to the existing Sunset Ridge neighborhood by two connection points north to Durant Street.

Planned Residential Development (PRD) Development Principles

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 1203(2). Attachment E reviews the Plan with respect to these principles.

Planned Residential Development (PRD) Supplemental Development Standards

Property that is zoned F-PRD must also adhere to and exceed the development principles in Ames Municipal Code Section 1203(2). Generally, the Plan meets or exceeds the Development Standards. See Attachment F. The proposed building height does not exceed the existing buildings within Sunset Ridge and setbacks are similar to other single family homes in the area. Open Space is provided at the required 40% standard.

The proposed townhome development housing type could be developed under the FS-RL or FS-RM regulations, however, the layout and site regulation associated with the FS base zones does not permit the use of private streets, through lots and the development of lots without frontage on a public streets as the PRD plan is proposed. The PRD zoning designation allows for the proposed private streets to accommodate the interior oriented rear loaded garages with frontage on a private street.

Infrastructure. The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing easements are shown on the Site Plan and any additional easements needed to accommodate the proposed development of the future building(s) and utilities will be recorded with the Final Plat at the time of subdivision of the individual lots.

Access. Vehicular access is provided to the site from Wilder Avenue. Parking is provided for each unit within a two car detached garage with additional area for parking on each of the individual lot driveways. A small guest parking lot is provided on each site, which will also provide for the turnaround area necessary for the Fire Department access.

Major Site Development Plan Criteria.

Additional criteria and standards, beyond those of the PRD Zone, apply to the review of all Major Site Development Plans. The standards 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.* See Attachment G for a full review of the individual Development criteria for the Major Site Development Plan.

Land Use Policy Plan and Zoning. The LUPP Map designates the two properties as Village Suburban Residential. There is a Convenience Commercial Node shown on the

Future Land Use Map at the intersection of County Line Road and Lincoln Way. The existing zoning on the property is Convenience Commercial Node. See Attachment A and B, Existing Zoning and LUPP Maps.

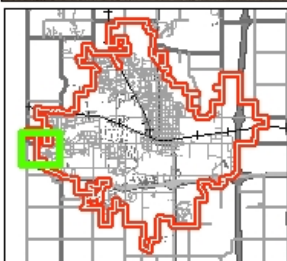
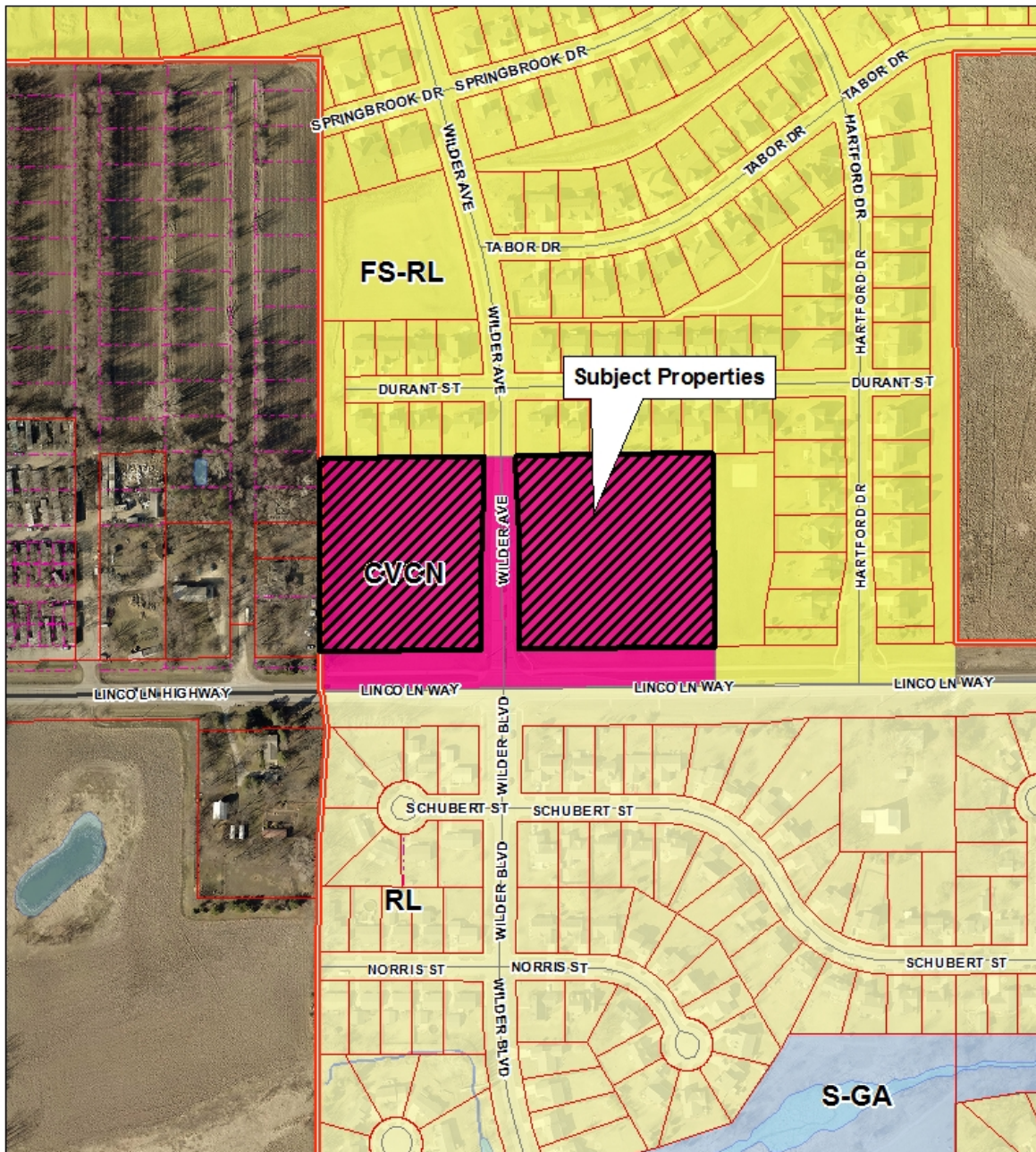
The concept of convenience nodes was originally developed back in 2004 and designated on the LUPP map in three locations, one being the intersection of Lincoln Way and the county line. The intent under this concept was to provide nodes of commercial development within the Village/Suburban Residential Land use designation in close proximity to, and for the convenience of, the immediate neighborhood, but in a manner and scale that would be compatible with the residential character of the surrounding neighborhood. At the time of the commercial zoning designation for the property (Sept. 2005), the land was agriculture and High Density Residential. It was argued that the location of the node could be shifted to the east to be implemented on the subject two properties to allow for the newly created CVCN zoning designation. Since that time the properties have remained vacant.

The land use designation of Village Suburban Residential does allow for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or Planned Residential Development (F-PRD). Property developed according to the F-PRD (Planned Residence District) requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

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.

Attachment A

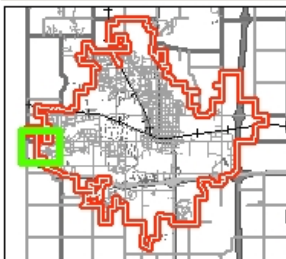
Location and Existing Zoning Map



Location and Current Zoning Map
125 and 130 Wilder Avenue

Attachment B

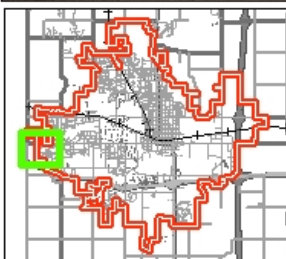
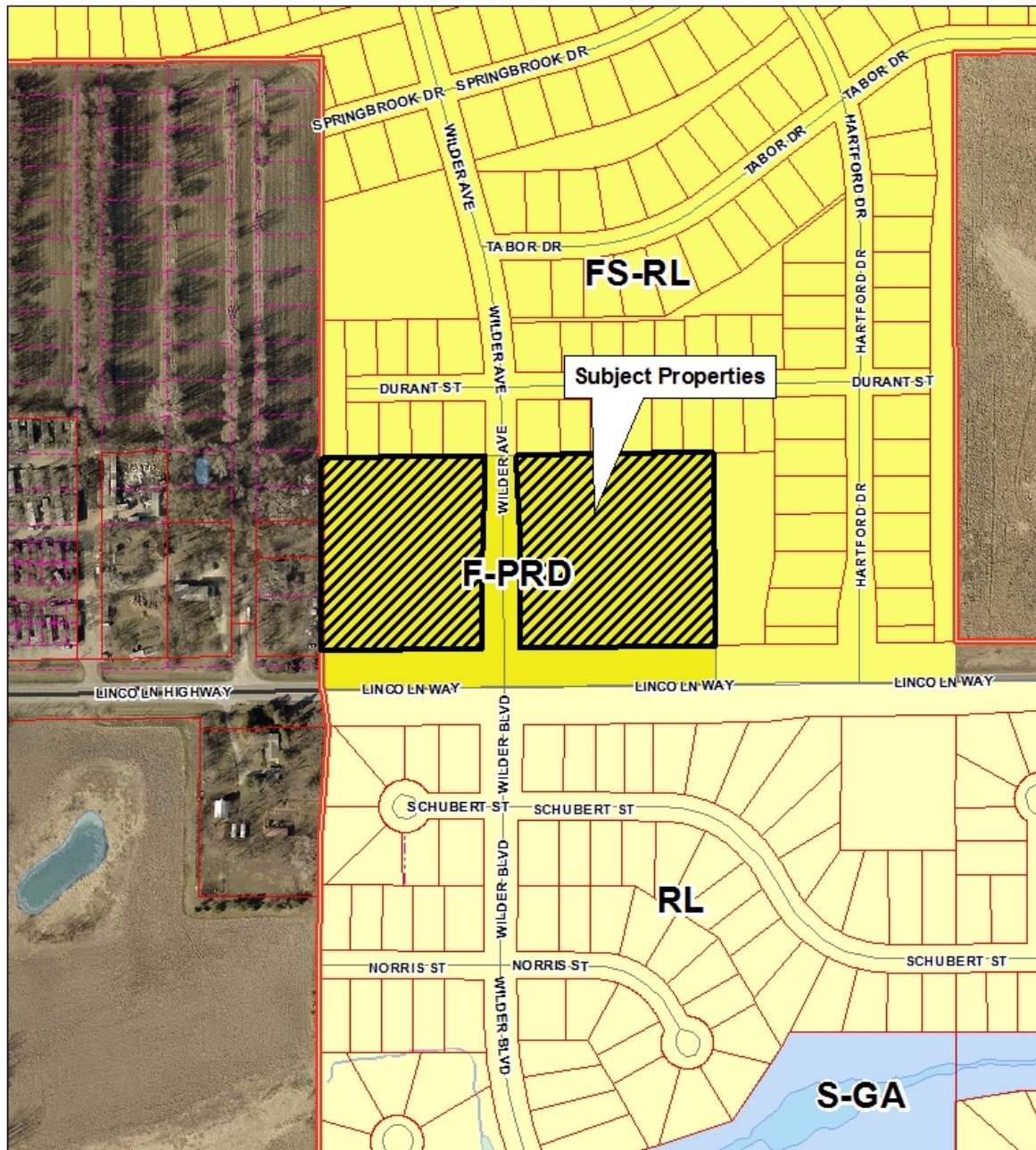
Land Use Policy Plan Future Land Use Map



Existing LUPP Map
125 and 130 Wilder Avenue

Attachment C

Proposed Zoning



Proposed Zoning Map
125 and 130 Wilder Avenue

Attachment D

Applicable Zoning Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

Related LUPP Goals and Objectives

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.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.

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.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.

Attachment D, Cont.

Applicable Regulations

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1203, Planned Residence District, includes a list of uses that are permitted in the zone and the zone supplemental development standards that apply to properties in those zones.

Attachment E

Findings Regarding Planned Residential District Development Principles.

The Plan modifications are reviewed below with respect to the following development principles in Ames Municipal Code Section 1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

1. ***Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

The layout of the proposed townhomes with private streets allows for a front entries of the units to be oriented to Wilder Avenue with detached garages in the rear of the lots which would not be permitted under a base FS zone. A base FS zoning would require the use of public street and the subdivision code would prohibit the use of double frontage lots in a residential subdivision except were need for separation from and arterial street or due to topographic or orientation issues. The PRD allows for the application to front the development onto Wilder Avenue while eliminating the multiple driveway access from Wilder with the use of the private street. This is an appropriate use of PRD principles to create a desirable housing type that differentiated from other housing options within the base zone.

2. ***Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.***

The townhome style units are a new unit type for the existing single family units of Sunset Ridge. The development layout is efficient and maintains a density of 12.6 units per net acre which is anticipated in the Village Suburban Residential Land Use designation as well as within the medium density base zone density requirements. The use of the townhome layout also allows for a great amount of open space and common area for the development.

3. ***Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

The townhome units are a new unique unit type of Sunset Ridge and will be constructed on individual lots to individual ownership and occupancy.

4. ***Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.***

The proposed townhomes are two stories, with basements, with one story detached garages which is similar in design with many of the existing single family homes in Sunset Ridge neighboring to the north of the proposed development. The layout of the units are in such a manner to allow the garage to all be interior loaded from the private drive, eliminating multiple driveway cuts off

of Wilder Avenue. Buffering is proposed through the use of landscaping along the north side of the townhome development to help screen areas of the private street from the rear yards of the neighboring single family homes. The submitted plan indicates the trees required for the buffer but is very lacking in the amount of shrubs indicated on the plan from the minimum intended for this type of buffer. Staff would suggest a revision of the landscape plan to include the clustering of additional shrubs along the north property lines to meet the intent of the L3 screen buffer for the PRD.

5. ***Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.***

The architectural design promotes unit identity and orientation to public spaces. This is a positive design approach that typically supports a walkable environment that relates to its surroundings and does isolate individual homes. The Plan provides parking spaces that exceed the minimum requirement of the zoning code. The overall organization and layout of the site is oriented to the address potential concerns of the surrounding neighborhood, with further development of the landscape buffer, and accommodates the required common open space requirements of the PRD. The connection to the existing sidewalk and trail system helps to incorporate this style of residential development with the existing single family homes of Sunset Ridge subdivision. As entry level housing, the project attempts to use common building materials to fulfill the desired character for the homes. It principles relies upon vinyl siding and some basic architectural features of covered entries and slight modulation in the roof line. Staff believes that adding a base material to the foundation will help to add character to the homes style.

6. ***Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.***

Currently the vacant property is fairly flat with no natural topographic or landscape features that could be incorporated into the development. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

7. ***Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.***

All utilities are available for the existing properties. No changes to the street system are proposed. The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the

required storm water quantity and quality measures by use of the proposed on-site detention area and underground chamber storage.

Attachment F

Planned Residential Development (PRD) Supplemental Development Standards.

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each of those standards is addressed below. Refer to Table 29.1203(5) for the detailed standards.

1. ***Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***

The subject site includes 6.81 acres.

2. ***Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***

The proposed density of the development is 12.6 units per net acre. A total of 40 single family attached residential units are proposed. The applicant notes a net acreage of 3.17 acres to determine the final net density for the site. This density is consistent with the FS-RM base zone which could be approved under the currently land use designation.

3. ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***

The proposed buildings are two story attached residences with one story detached garages. This is compatible with the existing single family home of Sunset Ridge.

4. ***Minimum Yard and Setback Requirements.***

The proposed buildings will be 25 feet from the front lot lines abutting Wilder Avenue. Properties fronting on the open spaces to the west and east have a reduced setback of 11 feet as they are not fronting on a public street. The garages are setback 22 feet from the edge of pavement along the private streets, with building setbacks from the actual lot line proposed at 4 feet. A minimum side yard setback of 8 feet is provided between the buildings and the side lot line of the property in compliance with typical RM base zone standards.

5. ***Parking Requirements.***

The Plan provides more than the number of required parking spaces. Each unit will have a two-car detached garage with additional parking on the driveways. Each side of the development will also be provided a parking lot with additional overflow guest parking.

6. *Open Space Design Requirements.*

Common open space (approximately 40%) is provided on both the west and east sides of the development which will be maintained by the home owners association. This meets the requirements of the F-PRD zone. A system of interconnected sidewalks along with the public trail system provides for access and pedestrian use throughout the development as well as connection to the Sunset Ridge subdivision.

7. *Open Space Area Requirement.*

Forty percent of the property is required to be open space, in this case 118,583 square feet or 40% of the lot area is provided for common open space. Additional private open space is provided on each lot between the residence and the garages. Open Space is currently defined as “useable open space designed and intended for the use of all residents.” Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., but not including areas within required setbacks. A system of interconnected sidewalks along with the public trail system provides for access and pedestrian use throughout the development as well as connection to the Sunset Ridge subdivision.

8. *Open Space Improvements and Amenities.*

The Plan includes passive open space, with an internal pathway system, to connect to the existing shared use path system of Sunset Ridge.

9. *Maintenance of Open Space and Site Amenities.*

The development is a townhome development and all common open spaces are maintained by a home owner association.

Attachment G

Major Site Development Plan Criteria.

- 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 downstream property.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures by use of proposed on-site detention options.

- 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.***

The existing utilities were reviewed and found adequate to support the anticipated load of 40 dwelling units.

- 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.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access into each site is a dead end private street; however, the parking area provided on each site allows the turnaround space needed for fire access.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

Currently the vacant property is fairly flat with no natural topographic or landscape features that could be incorporated into the development. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

- 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.***

No access is provided off Lincoln Way to the development lots. The proposed development will provide two access points off Wilder Avenue to each of the two lots.

The on-site sidewalks will connect with the existing sidewalk along Lincoln Way as well to the existing trail connection and sidewalks through Sunset Ridge Subdivision.

- 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.**

The general development standards of the zoning ordinance have been met. Each unit will provide their own private residential garbage collection. The parking lots design meets the design and layout standards of the zoning code.

- 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.**

Two new access points will be provided to Wilder Avenue for the development. There is capacity within the existing street layout to accommodate the expected traffic from this townhome development.

- 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.**

No specific lighting has been proposed for the development. All lighting will be required to be approved by staff prior to installation and will be required to meet the requirements of the Outdoor Lighting Code.

- 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.**

The proposed residential use is not expected to generate and nuisances.

- 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 layout of the buildings proposed meet the development standards of the PRD zones for setbacks, building size, site coverage, and open space requirements. The building design and layout oriented to Wilder Avenue allows for the areas of activity to be focused near Wilder Avenue and the common open space areas and away from the residential properties to the north. Additional buffering along the north property line should be accommodated to help with additional buffering of the single family homes between the two residential housing types. The proposed height and scale of the proposed buildings (limited to four and two unit buildings) is compatible with the character and scale of the surrounding single family homes. Common and private open

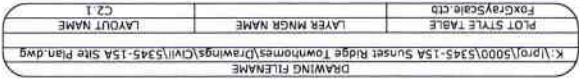
areas meet the quantitative standards of the code. Additional landscaping is required to meet the minimum intent of the buffer requirements of the PRD district.

Attachment H

Major Site Development Plan Documents

Attached as separate document.

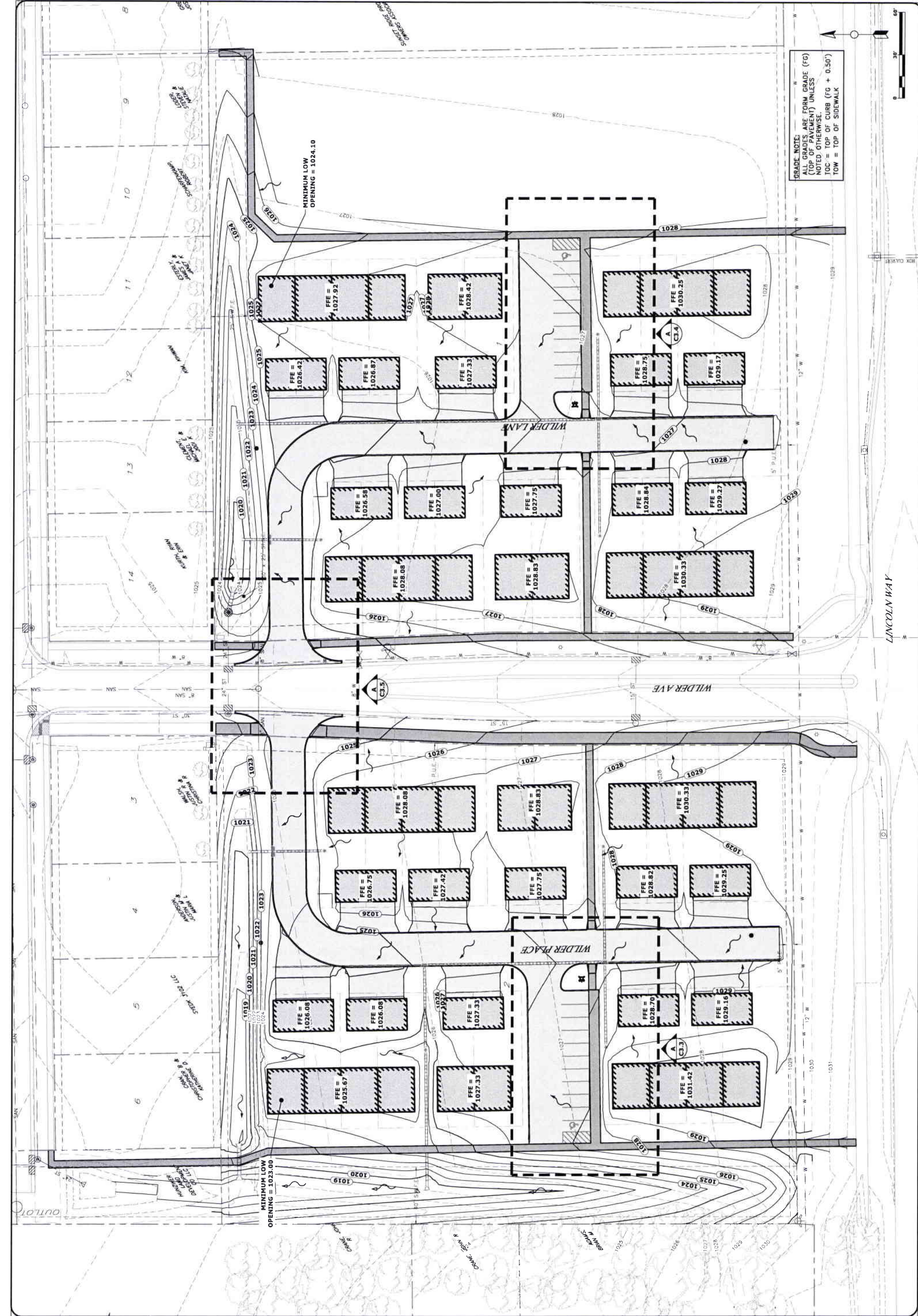
DATE	REVISION
09/04/15	AS PER DMC COMMENTS DATED 8/14/15



OVERALL SITE GRADING PLAN
SUNSET RIDGE TOWNHOMES
7TH ADDITION
AMES, IA

FOX Engineering
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
Fax: (515) 233-0103

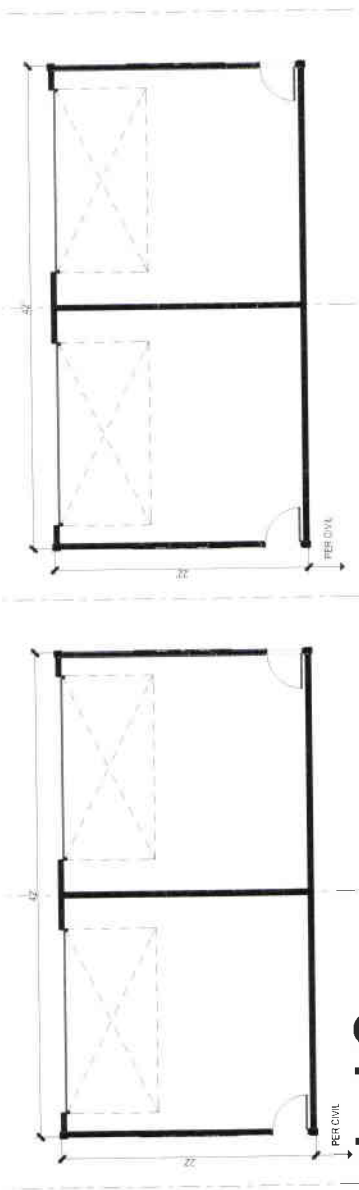
DATE	BY	SAW	DESIGNED	DRAWN	CHECKED	LAST UPDATE: 09/04/15
09/04/15						
09/15						
09/15						



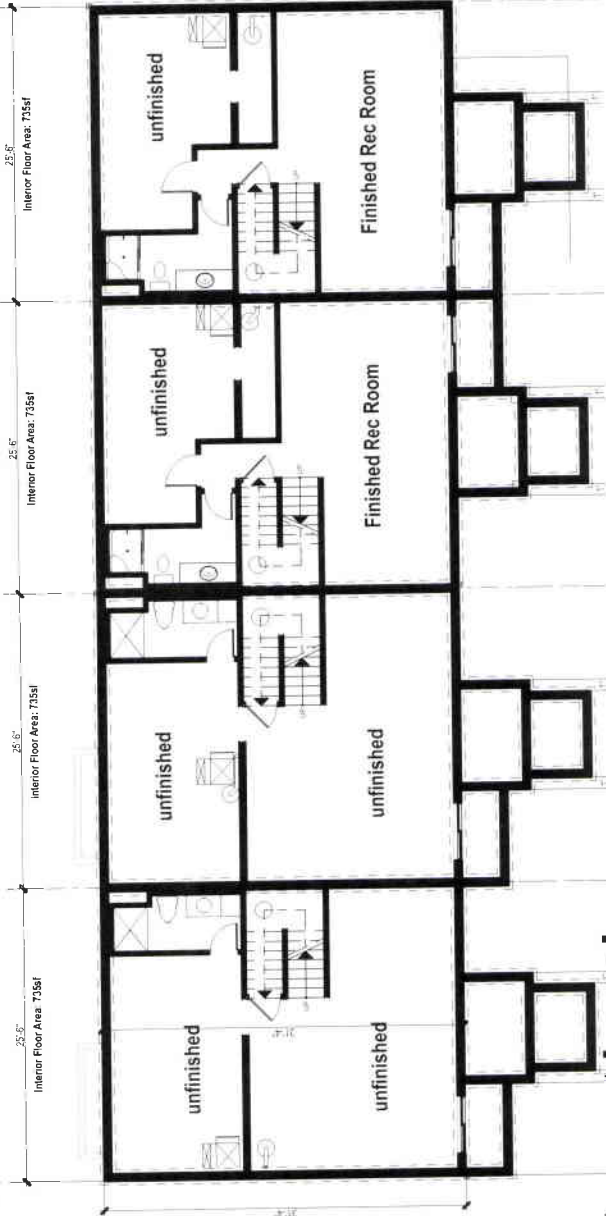
K:\p\015000\5345-15A Sunset Ridge Townhomes\Drawings\Civil\5345-15A Site Plan.dwg
DRAWING FILENAME
Plot Style Table
LAYER MGR NAME
LAYOUT NAME
C3.0



Front Elevations



Typical Garages



Lower Level

SCALE: 1/16" = 1'-0"

Sunset Ridge Townhomes - Exterior Materials

- Stone: wall adhered veneer
Siding - vertical & horizontal: vinyl
Shakes: vinyl
Soffit: aluminum
Fascia: aluminum covering over 2x6
Trims: aluminum covering over 2x4 or 2x6
Brackets: Fypon painted
Gutters: Seamless ogee style aluminum
- Downspouts: Aluminum
Columns: fiberglass painted
Railings: vinyl
Shingles: architectural grade
Windows: vinyl single hung
Doors: fiberglass insulated with glazing
Overhead garage doors: raised panel steel with glazing in top panel



Upper Level

SCALE: 1/16" = 1'-0"



Main Level

SCALE: 1/16" = 1'-0"

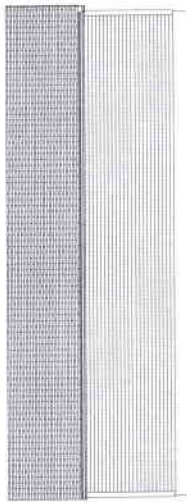
Sunset Ridge Townhomes - 4 family
for: HCS builders, inc
Ames, IA 50010

Project Name:

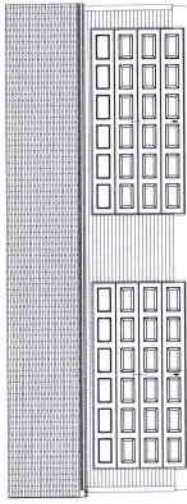
Project Number	15015
Date	09/09/2015
Sheet Contents	Floor Plans

RECEIVED

SEP 09 2015

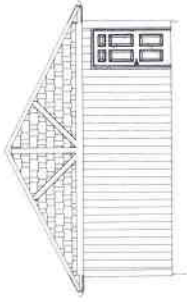


Garage Rear



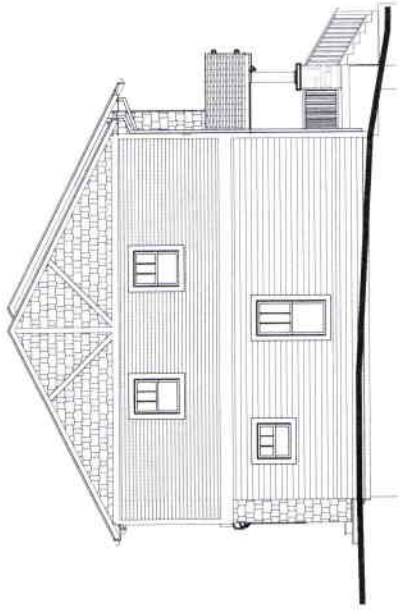
Garage Front

SCALE: 1/16" = 1'-0"



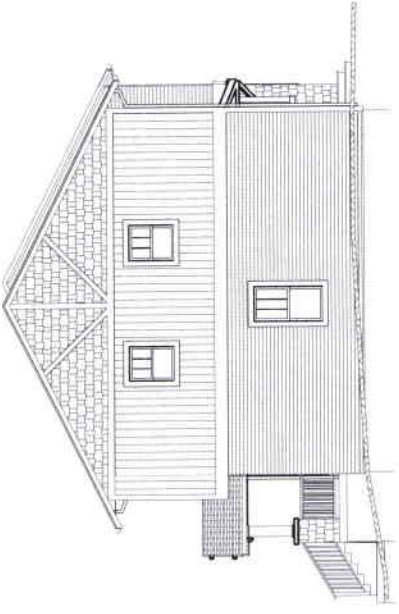
Garage Side

SCALE: 1/16" = 1'-0"



Left Elevation

SCALE: 1/16" = 1'-0"



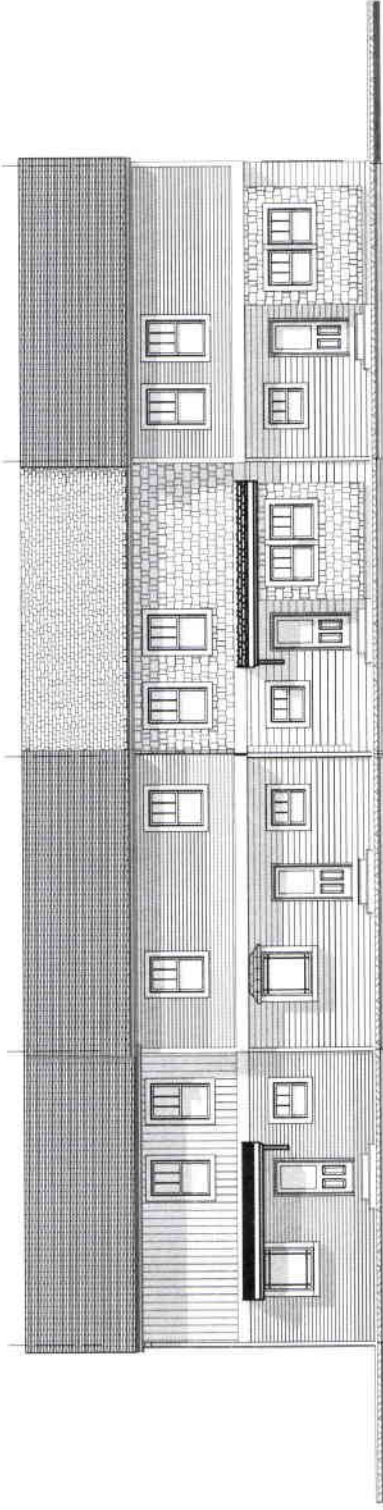
Right Elevation

SCALE: 1/16" = 1'-0"



Rear Elevation

SCALE: 1/16" = 1'-0"



Front Elevation

SCALE: 1/16" = 1'-0"



1 Main Level
±0'

Project Name:

Sunset Ridge Townhomes - 4 family

for: HCS builders, inc
Ames, IA 50010

Project Number:
15015

Date:
09/09/2015

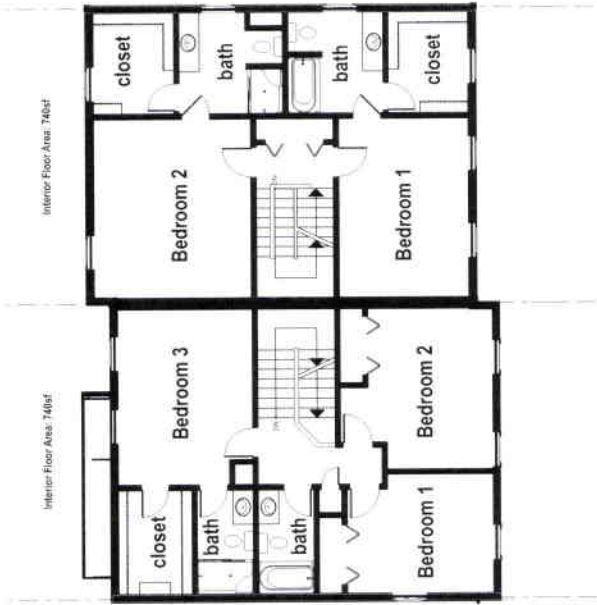
Sheet Contents:
Building Elevations

SK-02



mjstoter AIA LC
2710 Thompson Drive
Ames, IA 50010
(515) 462-3982
mjstoter@gmail.com

HCS
Hunziker
Chunsky
Shirk
builders, inc.



Upper Level

SCALE: 1/16" = 1'-0"

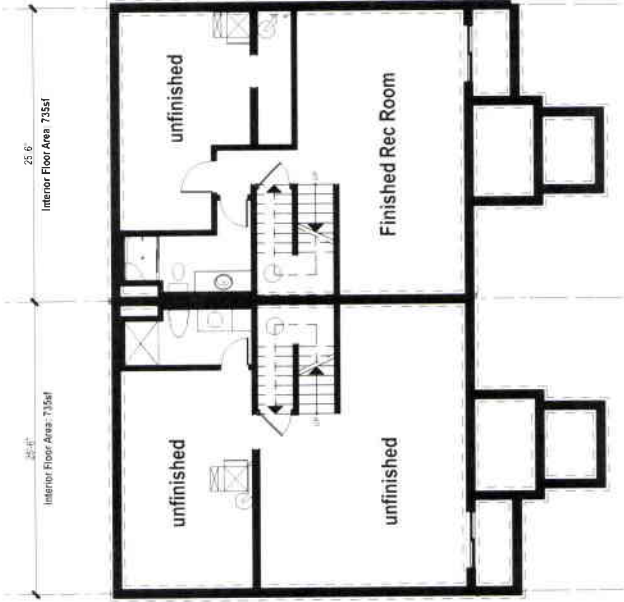


Main Level

SCALE: 1/16" = 1'-0"

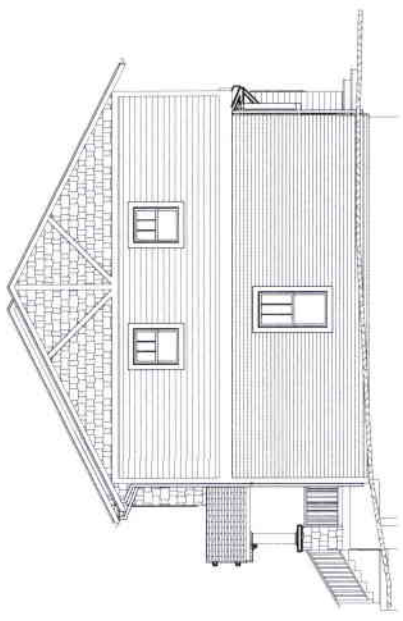


Front Elevations



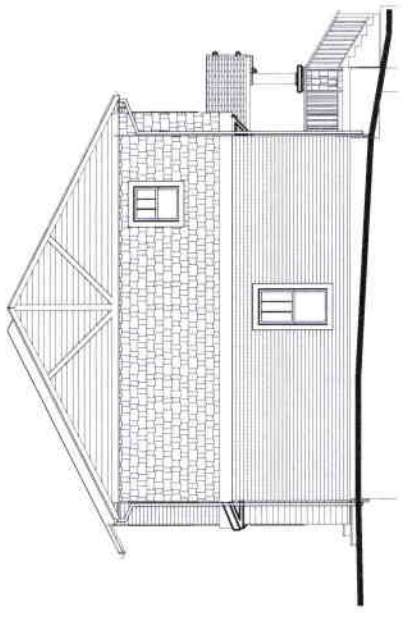
Lower Level

SCALE: 1/16" = 1'-0"



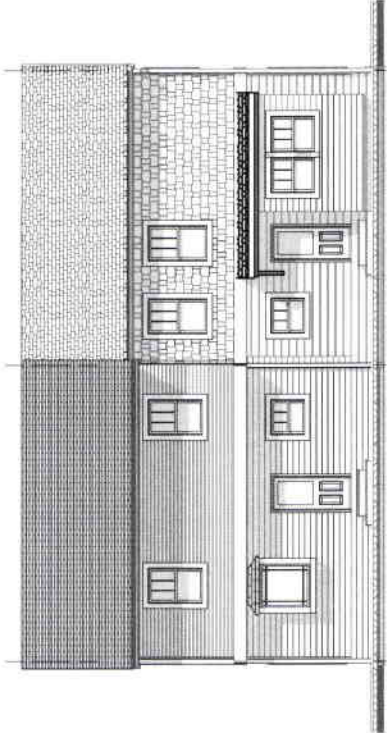
Right Elevation

SCALE: 1/16" = 1'-0"



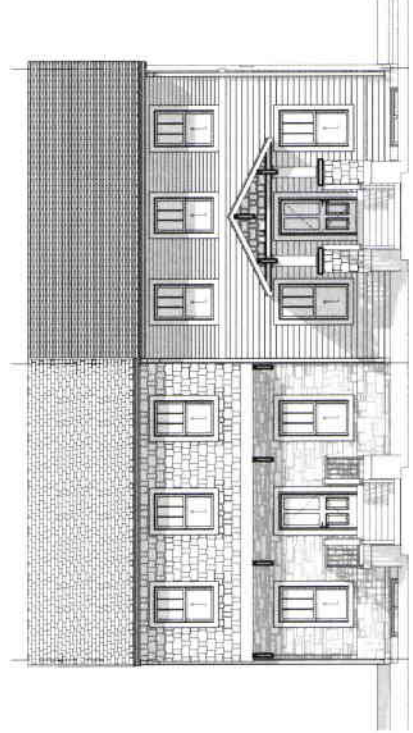
Left Elevation

SCALE: 1/16" = 1'-0"



Rear Elevation

SCALE: 1/16" = 1'-0"



Front Elevation

SCALE: 1/16" = 1'-0"

