

ITEM #: 7
DATE: 04-06-16

COMMISSION ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR DOTSON DRIVE SUBDIVISION (601 AND 705 DOTSON DRIVE AND 4112 COCHRANE PARKWAY)**

BACKGROUND:

Hunziker Christy Shirk Builders, Inc is requesting approval of a Preliminary Plat of three lots for the development of a single-family residential subdivision known as Dotson Drive Subdivision. Two of the properties (Lots 2 & 3 of Ames Middle School 2003, Plat 3) are located along the west side of Dotson Drive and were previously owned by the Ames Community School District. The third property is Outlot T of Southfork Subdivision, previously owned by Pinnacle Properties, and is located along the south side of College Creek. The property encompasses an existing Conservation Easement from Southfork Subdivision. The three properties total 8.49 acres for Dotson Drive Subdivision. (See *Attachment A – Location and Zoning Map*). The City approved a rezoning request from Government/Airport (S-GA) to Suburban Residential Low Density (FS-RL) with a Master Plan on October 27, 2015 for all three properties (See *Attachment B – Master Plan*).

The proposed Preliminary Plat (See *Attachment C*) includes 15 lots for single-family detached homes and three additional outlots for open space. Seven of the lots along the north portion of the site will have access onto Dotson Drive while the remaining eight lots will be accessed from a newly developed public loop street, Dotson Place. There is a broad size range in the single family lot areas from .2 acres to 1.27 acres in size. All lots meet minimum size requirements, and frontage requirements for the FS-RL zoning district. Additionally, there will be a path connection from Dotson Drive to Cochrane Parkway along Lot 2.

There are three outlots in the proposed subdivision, which total 1.12 acres. Outlots A and B, which include 1.02 acres, will function as open space, utility easement areas and part of the storm water system. On the Final Plat, Outlots A and B will include public utility, storm water detention, and surface water flowage easements over each entire outlot. Outlot C, is a parcel of land include in this development from the previously platted Southfork Subdivision and is part of the existing Conservation Easement Area.

The rezoning of the site in October 2015, included a Master Plan (See *Attachment B - Master Plan*) 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 descriptions. Staff finds that the Preliminary Plat is consistent with the approved Master Plan proposed layout, number of proposed units, and unit types. Due to the arrangement of outlots and conservation areas within the proposed subdivision, the project meet the minimum density requirement at 3.75 units per acre and provides for

10% of the site as required open space.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the preliminary plat for Dotson Drive Subdivision.
2. The Planning and Zoning Commission can recommend that the City Council deny the preliminary plat for Dotson Drive Subdivision
3. 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 proposed project has achieved the lot development requirements of the Ames Subdivision and Zoning regulations and conforms to the approved Master Plan for the proposed development. The Department of Planning and Housing recommends that the Planning and Zoning Commission act in accordance with Alternative #1, which recommends approval of the preliminary plat for Dotson Drive Subdivision.

ADDENDUM

Project Description. The Preliminary Plat of “Dotson Drive Subdivision” includes 15 lots for development, Lot A for Dotson Place (public street right-of-way to be dedicated to the City) and, three outlots (Outlots A, B, and C). Outlot A (0.6 acres) is to be used as public open space and includes some storm water features. Outlot A also includes the College Creek bridge connection under Dotson Drive and the existing connection point for the crossing of the shared use path over Dotson Drive. Outlot B (0.42 acres) is indicated as a public utility easement and storm water features and Outlot C (0.1 acres) is part of the existing conservation easement from Southfork Subdivision and is shown as open space on the Preliminary Plat. (*See Attachment C - Preliminary Plat*)

The main access for the development is Dotson Drive. The proposed Plat includes the construction of Dotson Place as a public loop road for frontage and access to 8 of the proposed single family lots along the southern boundary of the development area. The remaining 7 lots on the north end of the development will gain frontage and driveway access from Dotson Drive.

The total development area of 3.99 acres will have single family home lots that range in size from 0.2 acres to 1.27 acres. All lots proposed are indicated to meet the number and general location based on the approved Master Plan and the minimum lot area and frontage requirements of the Zoning Code for the FS-RL zoning district.

Density calculations have been based on net area consistent with the allowance for the FS-RL zone, by subtracting out of the gross lot area the total area to be held as outlots, conservation easements, and land in the subdivision that will be dedicated to the city as public street right-of-way for Dotson Place, and area of the shared use path easement (shown on Lot 2). With a total net area of 3.99 acres the net density of 15 proposed single family homes is 3.76 dwelling units per net acre. This just meets the minimum required net density of 3.75 dwelling units per net acre of the FS-RL Zone.

Public Improvements. The proposed development lots will be accessed off of Dotson Drive. The north portion of the site will include single-family lots fronting on Dotson Drive with private driveways. The southern portion of the site will include a new loop street, Dotson Place, to allow driveways to lots 8-15. Dotson Drive is a residential collector street with an expected moderate level of vehicle traffic and it is beneficial to traffic operations to limit driveways. The loop road will help to eliminate some curb cuts onto existing Dotson Drive. Staff has considered the sight visibility issues for the slope and curvature of Dotson Drive and has agreed upon location of the 7 individual lots as an appropriate concept for the subdivision. The open area created by the loop street will be part of retained under the control of the homeowners association and will not become a city responsibility for maintenance.

New sewer and water connections were installed with the extension of Dotson Drive and required as part of the Minor Final plat for Ames Middle School Plat 3. Private utility service connection for water and sewer were installed into the west right of way for connection for the northernmost lots fronting on Dotson Drive.

Sidewalks, Pedestrian Trails and Street Trees. A street tree planting plan has been submitted that includes street trees planted along the west perimeter of Dotson Drive, and along the south perimeter of the new loop road Dotson Place. Chapter 23 of the Municipal Code, would typically require street trees for residential subdivisions along both sides of the street at a spacing of 30-50 feet on center to allow for the growth of the tree canopy, however, adjusted spacing is permitted by the code for obstructions in the right of way including driveway locations, underground utilities, and the location of street lights. With the configuration of Dotson Place and the location of the public sidewalk, water main, and future driveways, minimal space would be available to locate streets trees on the north side of Dotson Place. Therefore, staff feels it is acceptable for the streets trees in this situation to be located within the right-of-way along the south side of the street abutting Outlot B.

Open Space and Pedestrian Connections. Open Space areas are proposed by the applicant for the subdivision with the creation of the three outlots for a total of 1.12 acres of open space proposed for the development. The FS zoning requires that 10% of the gross development area be designated as common open space which is intended for usable outdoor area for the residents of the development. With access to the shared use path and sidewalks along Dotson Drive staff would consider Outlots A and B as usable open space for the development for a total of 1.02 acres or 12% of the gross area of the development which meets the minimum requirement. Outlot C, however, is not accessible to the residents of the proposed development and therefore staff would not consider it as open space to meet the requirement of the code.

Residential sidewalks are planned for construction for the development along the west side of Dotson Drive and along the north side of the new Dotson Place. Existing sidewalks and shared use path connections have already been installed along the east side of Dotson Drive and in some areas along the west side of Dotson Drive which were included in the public improvement required for Ames Middle School 2003, Plat 3 which was completed by the Ames Community School District.

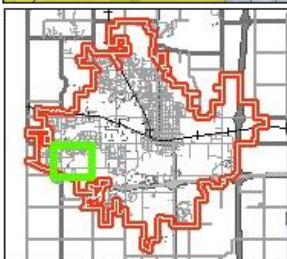
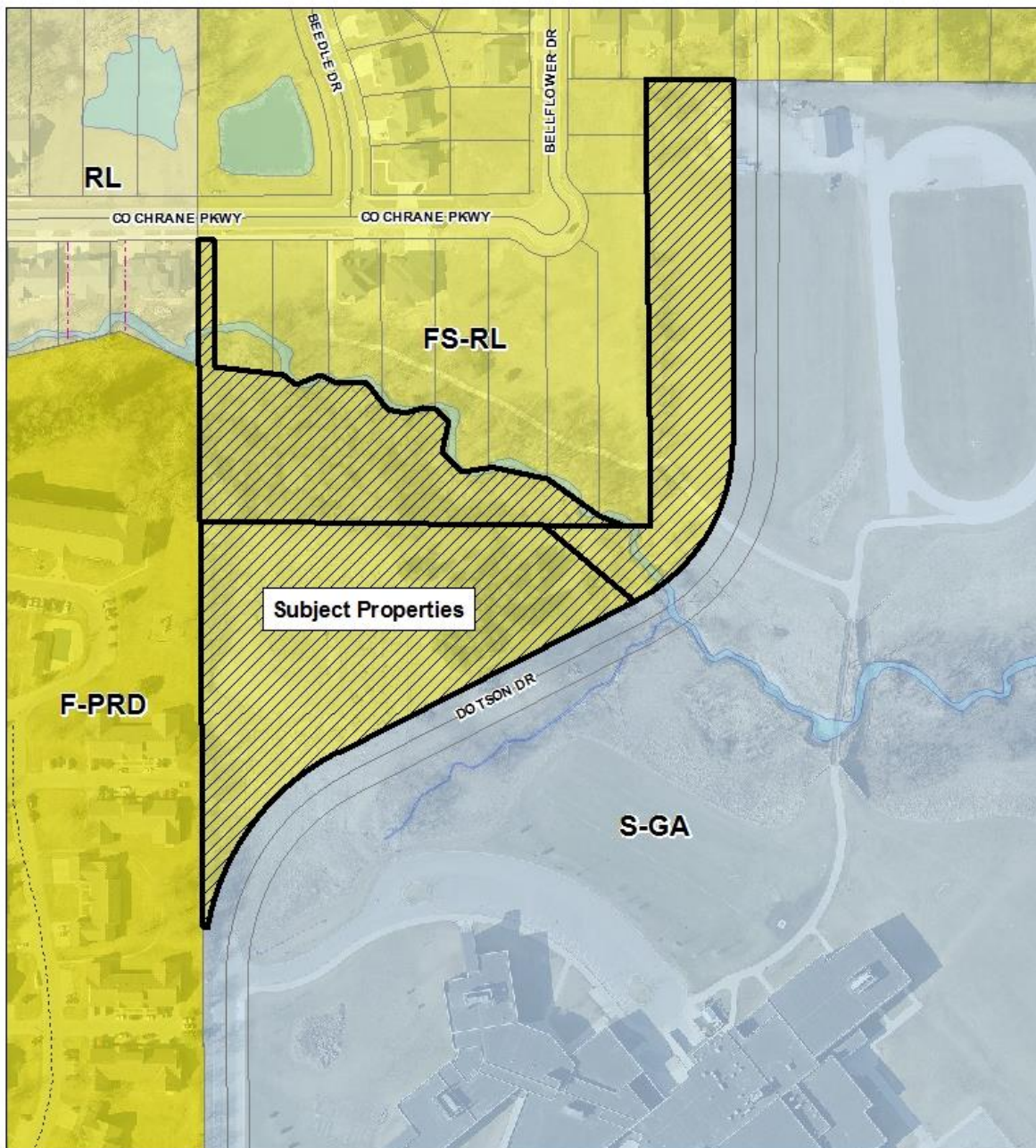
A shared use path connection already exists within Outlot A of the proposed subdivision; however, the developer will be responsible for the connection of a second shared use path shown on the south side of Lot 2 for connection to Southfork Subdivision to the west. The construction of the shared use path shown along the south side lot 2 will be considered a public improvement at the time of final plat to be installed with all other public improvements of the subdivision.

Storm Water Management. The Public Works Department has reviewed the submitted Storm Water Management Plan for this subdivision and has determined that the development will require a partial waiver of the requirements of the adopted Post Construction Storm Water Ordinance. Staff is working with the applicant to determine compliance with the ordinance. Any waiver approval of the ordinance needed will be required prior to approval of the Preliminary Plat by the City Council. If the Municipal Engineer does not find that a waiver can be approved, it would affect the platting of the northern lots with direct access to Dotson Drive.

Applicable Law. Laws pertinent to the proposal are described on *Attachment D – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3) and 23.302(4).

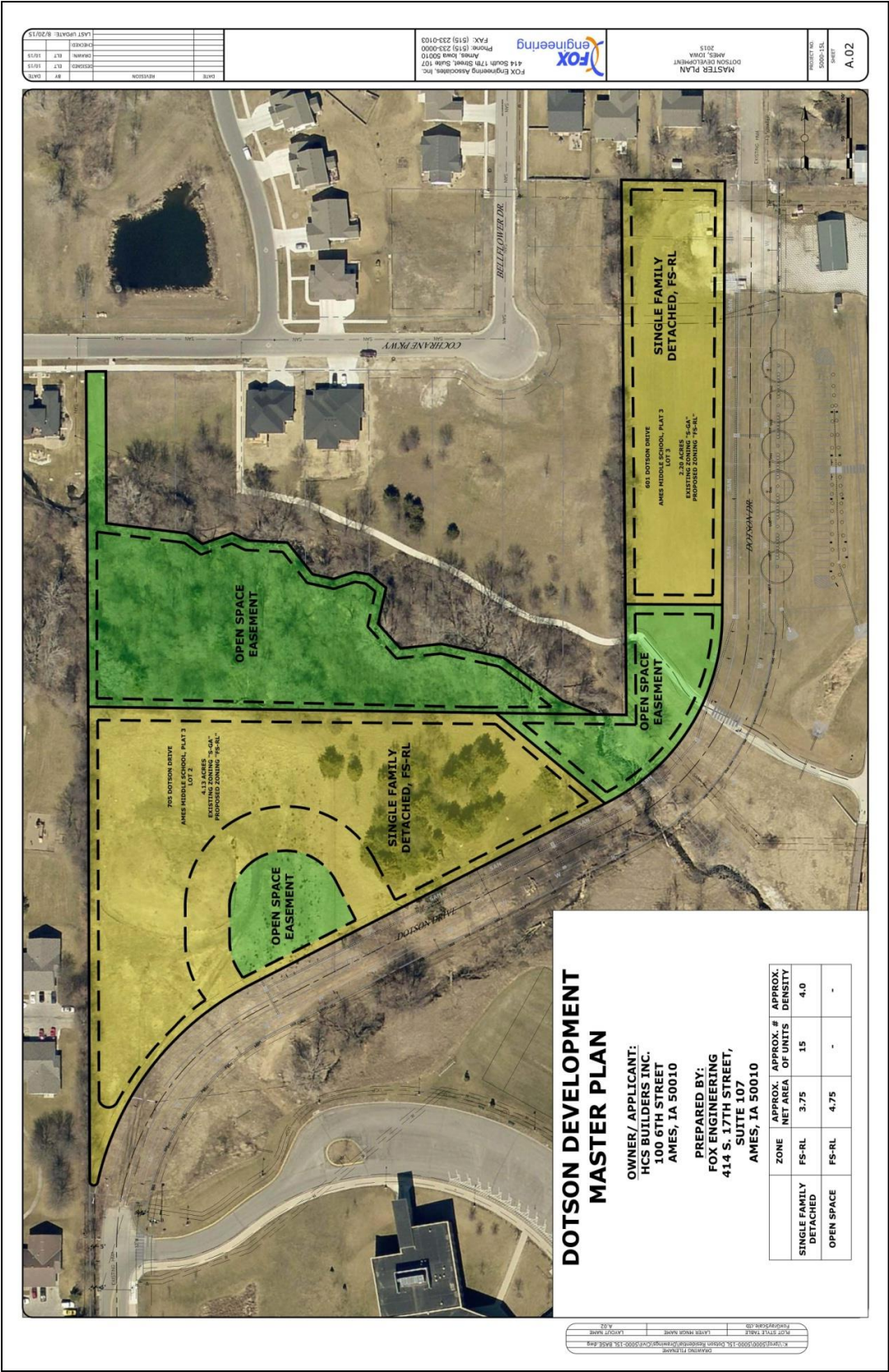
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A: Location and Zoning Map

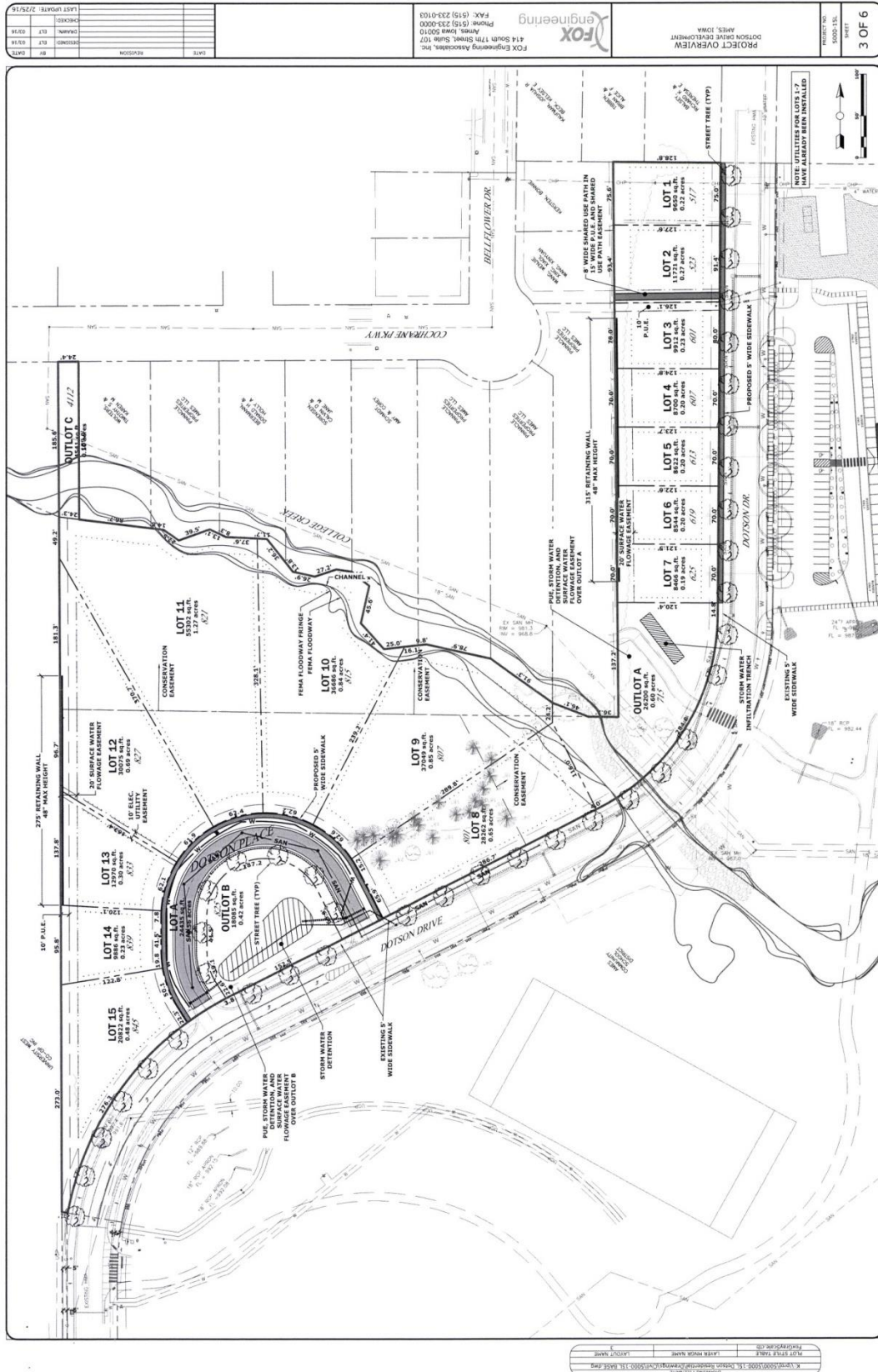


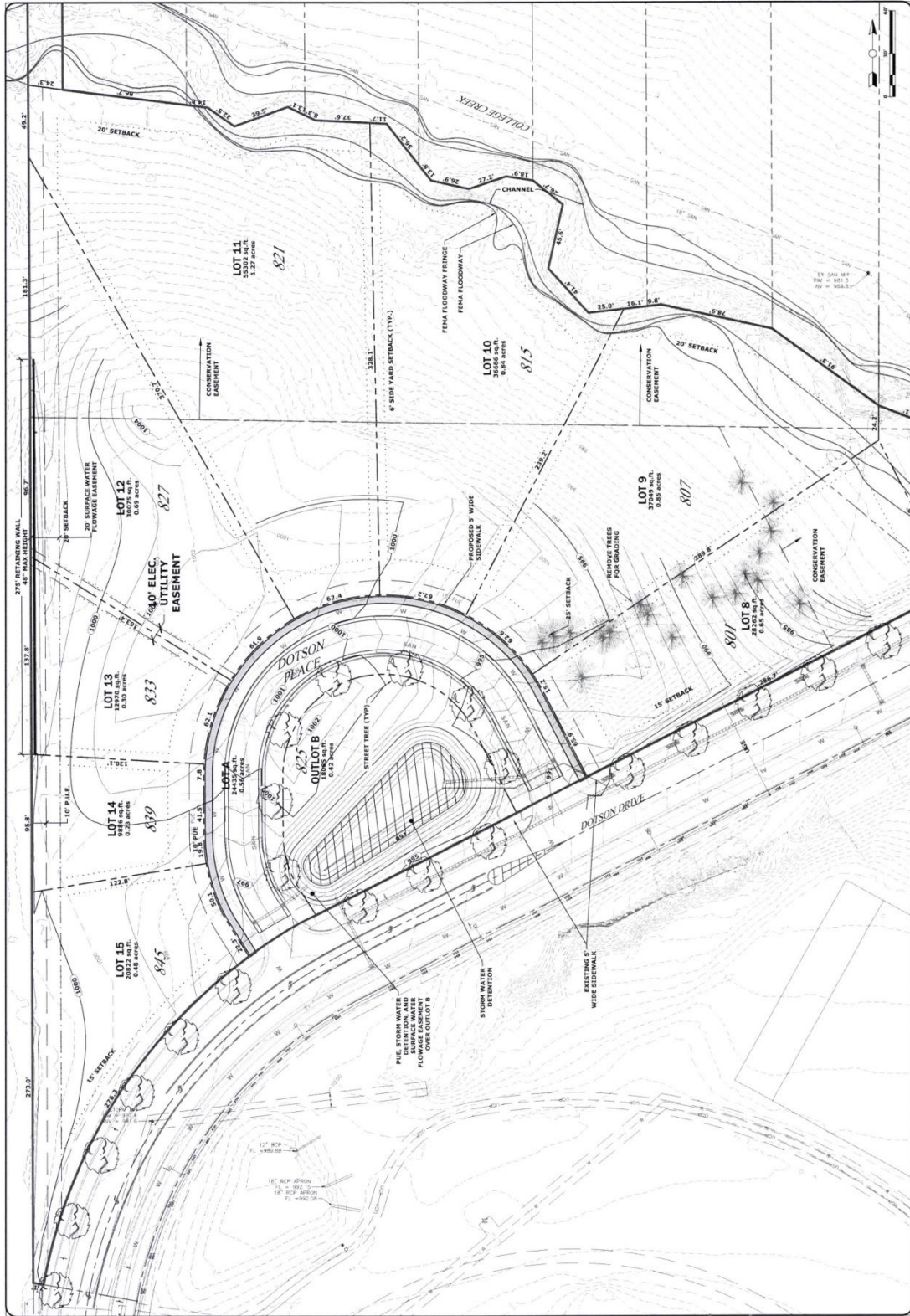
**Location and Zoning Map
601 and 705 Dotson Drive
and 4112 Cochran Parkway**

Attachment B: Master Plan



Attachment C: Preliminary Plat





PROJECT NO.	10000154
DATE	2/25/16
DESIGNED	FOX ENGINEERING
CHECKED	FOX ENGINEERING
PROJECT NAME	DOTSON DRIVE DEVELOPMENT
SHEET	4 OF 6

Attachment D: 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.*