

ITEM #: 6
DATE: 05-04-16

COMMISSION ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR SUNSET RIDGE SUBDIVISION, 7th ADDITION (125 AND 130 WILDER AVENUE)**

BACKGROUND:

Hunziker Land Development, LLC is requesting approval of a Preliminary Plat for the Sunset Ridge Subdivision to plat 40 residential townhome lots. The property was rezoned to Planned Residential Development (PRD) with the concurrent approval of a Major Site Development Plan for two parcels to allow for the construction of a 40 unit townhome development in 2015. The Major Site Development Plan was approved with the condition that approval of a preliminary and final plat be required for creation of the individual single family attached residential lots. The subject site at 125 and 130 Wilder Avenue in Sunset Ridge is currently two lots and totals 6.81 acres. (*See Attachment A Location and Existing Zoning Map*) The site abuts single-family homes to the north and east, Lincoln Way to the south, and Ames corporate limits to the west.

The proposed Preliminary Plat (*See Attachment B*) includes 40 single-family attached housing units configured in buildings of two and four units with two and three bedrooms. The housing design approved with the PRD is modeled after some townhome designs found on the west side of Somerset along Bristol Drive and Northridge Parkway. The building design is for a walk-up townhome with front doors oriented to public space of streets or open space with rear access to two-car garages.

There is a single point of access into each development parcel from Wilder Avenue with private street access (Wilder Place and Wilder Lane) to the individual residential lots. The private streets are contained in Outlot B and Outlot C. Each lot will have 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 turnaround 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 for the outer rows of units. All garage access will be off of the private streets interior to the development. The proposed grading of the site and design of the utilities generally conforms to the original Major Site Development plan approvals.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the preliminary plat for Sunset Ridge Subdivision 7th Addition.

2. The Planning and Zoning Commission can recommend that the City Council deny the preliminary plat for Sunset Ridge 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 previously approved Planned Residential Development Plan and Major Site Development 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 Sunset Ridge Subdivision.**

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 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. The PRD and Major Site Development Plat were approved in October 2015 for the design of the buildings and unit types. At that time, the units could be built under the zoning code as multiple buildings on one lot; however, the intent of the PRD was for single family attached housing units which by code require a legally platted lot for each residential unit. Therefore, the PRD was conditioned for the approval of a subdivision plan at the future date prior to occupancy of the units. Currently, two of the buildings on the western most development lot are under construction.

The Preliminary Plat of includes 40 lots for development of Single-Family Attached Dwellings. Wilder Avenue is the one single main access from Lincoln Way for the development. The development includes Outlots B and D for private street connection to each of the 40 home lots to access the rear loaded garages. Outlots A and D are included on the plat an identified as public open space to meet the majority of the minimum 40% open space required for the PRD. Some additional areas of (See *Attachment C - Preliminary Plat*). The.

Density calculations are based on net area consistent with a base zone of medium density, by subtracting out of the gross lot area the total area to be held as outlots for private streets and public open space. With a total net area of 2.99 acres the net density of 40 proposed single family attached homes is 13.4 dwelling units per net acre. This meets the net density range of 7.26 to 22.31 dwelling units per net acre of a medium density base zone consistent with the approved PRD and Major Site Plan.

Public Improvements. The proposed development lots will be accessed off of Wilder Avenue. The west development area will include 20 single family attached lots fronting on the west open spaces area and on Wilder Avenue with access to the lots from the private street, Wilder Place, into the rear of each of the lots for access to the rear loaded garages. The east portion of the development area will also include 20 lots fronting on Wilder Avenue and the open space to the east with rear loaded access from Wilder Lane. The open area created by outlots A and D will be part of the development

retained under the control of the homeowners association and will not become a city responsibility for maintenance. New sewer and water connections have been installed based on the layout of the approved PRD and Major Site Development Plan for the sites.

Street Trees. A street tree planting plan has been submitted that includes street trees planted along the west and east perimeter of Wilde Avenue, and along the north perimeter of Lincoln Way. 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. The applicant is meeting this minimum required, however with the existence of the median in the ROW for Wilder Avenue, a question was raised about the viability of the existing median trees with the proposed new streets trees along Wilder Avenue. Therefore, staff feels it is acceptable for the street tree plan in this situation to be adjusted in terms of number, tree type and spacing within the right-of-way along Wilder Avenue with direction from the Parks Department to accommodate the existing median trees. Final planting arrangements will be determined by staff.

Open Space, Sidewalks, and Pedestrian Connections. The proposed development will be developed according to Medium Density Residential standards for open space in a PRD, which requires a minimum of 40% of the gross area of the site to be devoted to open space. The proposed development is shown to provide the minimum 40% of the site in open space with 2.23 acres of dedicated open space through the creation of outlots A and D and another .50 acre of open space provided between the residence and garage structures and sidewalk connections contained within Outlots B and C. 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. Therefore, it is concluded that the minimum open space required for the development has been provided in the plan.

The proposed subdivision includes 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. There is an existing 8-foot shared use path along Lincoln Way along the frontage of Sunset Ridge.

Infrastructure and Storm Water Management.

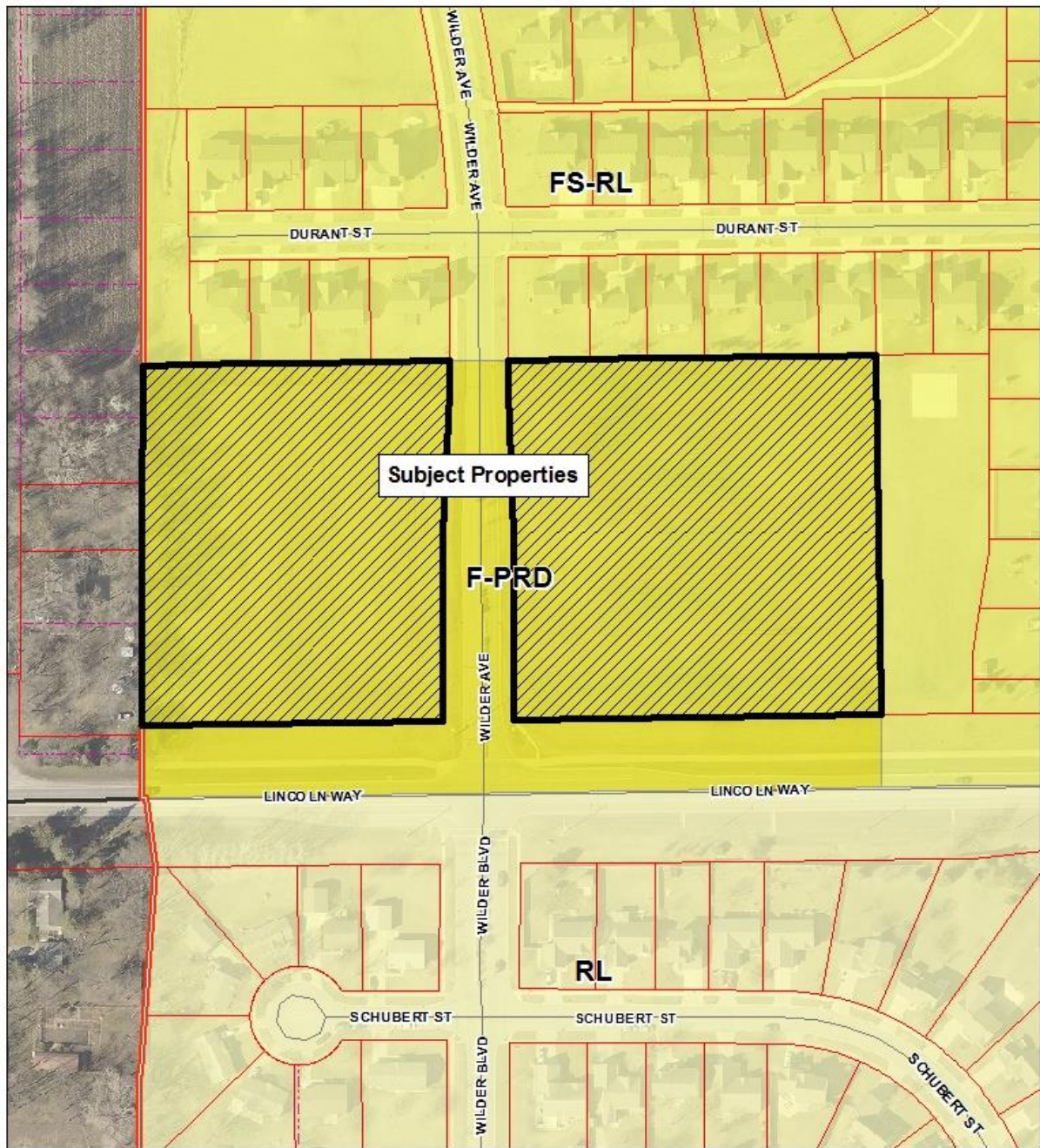
The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing and proposed easements are shown on the Preliminary Plat as required by Public Works. All required easements will be recorded with the Final Plat for the subdivision.

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.

Applicable Law. Laws pertinent to the proposal are described on *Attachment C – 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

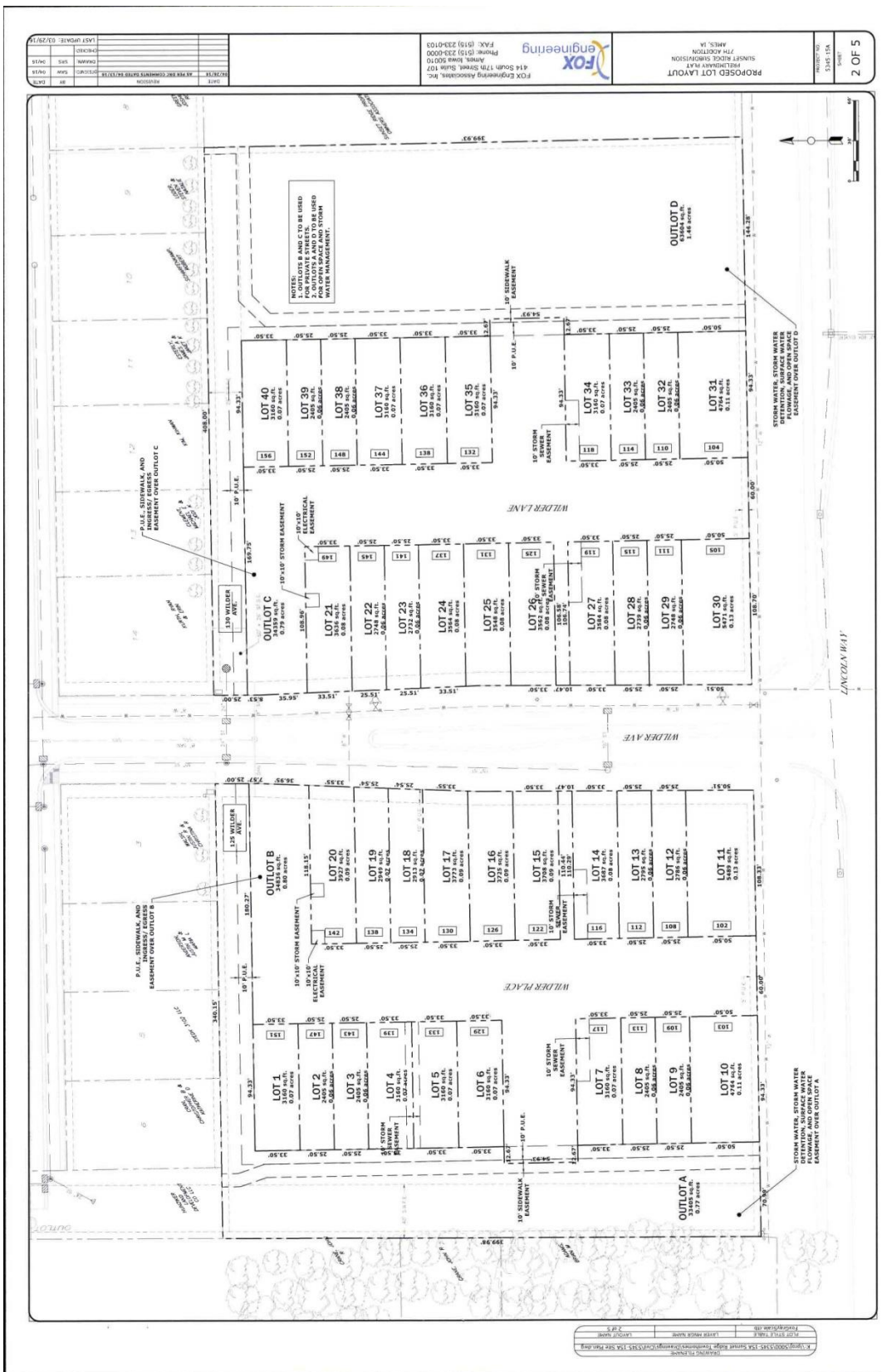


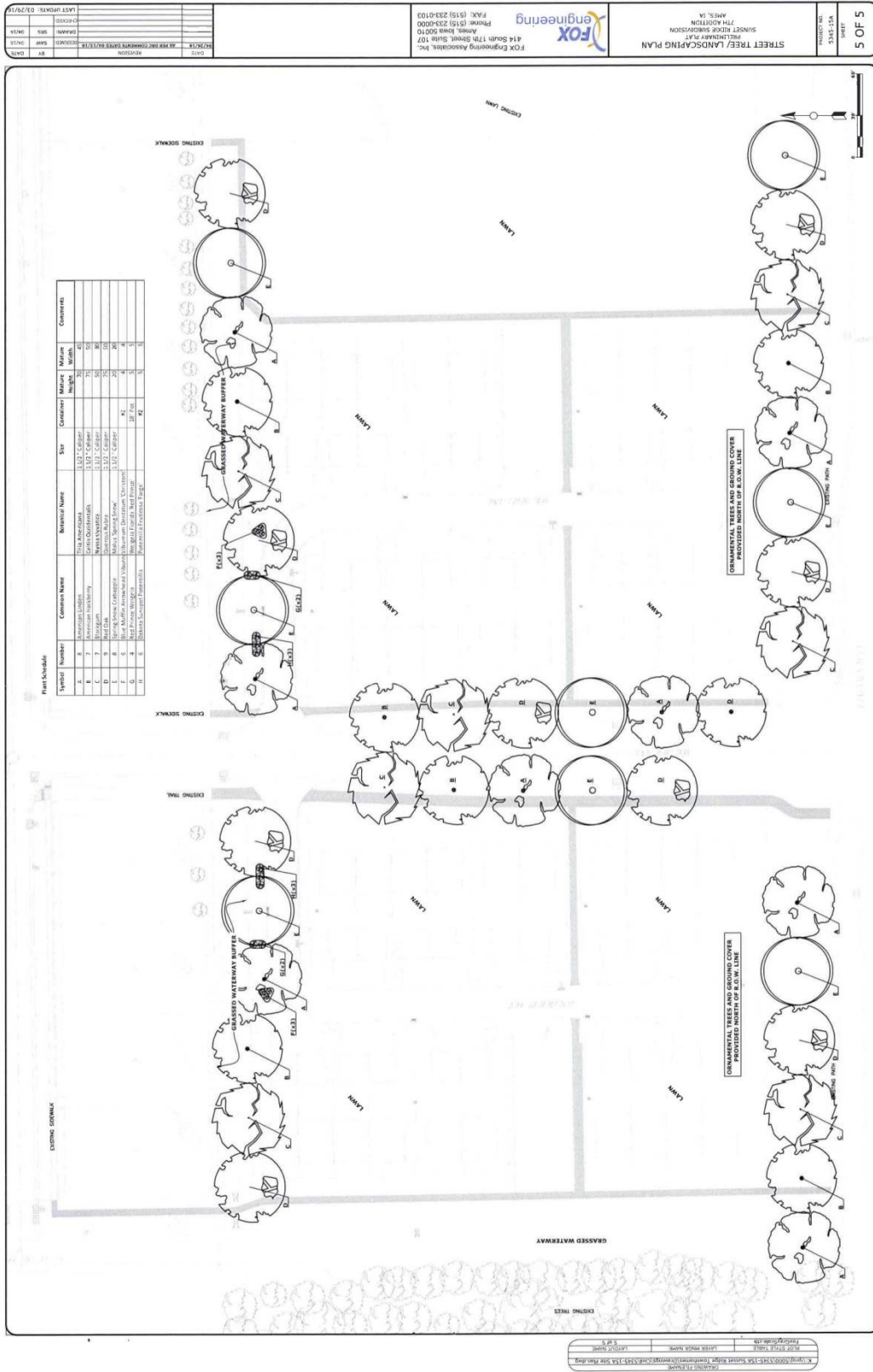
**Location and Zoning Map
125 and 130 Wilder Avenue**

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PLOT STYLE TABLE FORM/SCALE: cto LAYOUT NAME: 1 OF 5	5445-15A Sunset Ridge Townhomes/Drawings/5445-15A Site Plan.dwg 5/19/2015 5:00:00 PM
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Attachment B, Lot Layout.





Attachment C: 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.*