

COMMISSION ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3505 AND 3515 LINCOLN WAY (WALNUT RIDGE)

BACKGROUND:

In September 2015, the City Council approved a Major Site Development Plan for two parcels at 3505 and 3515 Lincoln Way to allow for the development of a commercial and residential mixed-use development. The subject site totals 2.23 acres and is located just west of the Franklin Avenue intersection. (See Attachment A Location and Existing Zoning Map) Due to some corrections needed on the architectural plans to address building code requirements for the interior stairways, the owners, Turn Key Investments, LLC and Chuck Winkleblack, are requesting approval of an amendment to the plan to revise the buildings to include a small building addition (2' by 6'-6") for exiting of the building along the west facade of the west building and the east facade of the east building. (See Attachment B).

The overall project approved two, three-story buildings containing 10,912 square feet of commercial space and 18 dwelling units. The project has a single point of access from Lincoln Way and a second access point from a rear alley. The design incorporated commercial space at the front of the site perpendicular to Lincoln Way with outdoor seating and plaza areas. Parking is located in between buildings and to the rear of the site. The architectural design is contemporary in its aesthetic with a prominent corner element, a flat roof, substantial amounts of commercial glazing at the ground level, asymmetric window patterns for the upper floors, use of brick and metal accents on exterior facades, and fiber cement siding and panel systems.

The proposed building additions on both buildings extend into the already approved paved patio and sidewalk area so revisions to the existing layout for sidewalks or circulation for the site is not necessary. No additional revisions from the previously approved site plan regarding layout or design have been requested. The proposed change does not materially impact the aesthetic of the project or function of the site.

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:

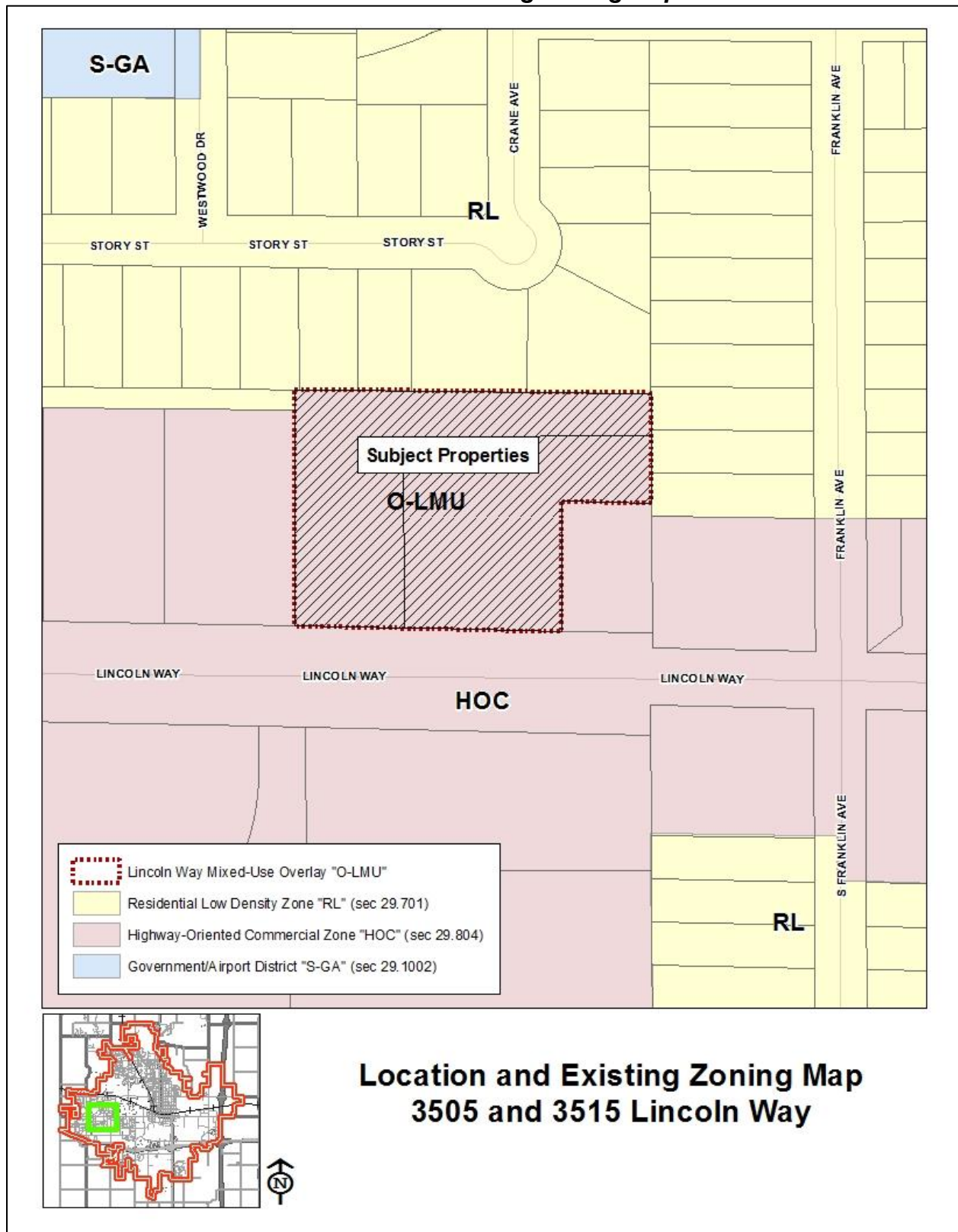
1. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way to allow for the proposed new building additions to meet code requirements for the two stairways.

2. The Planning and Zoning Commission can recommend that the City Council deny the request for the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way.
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:

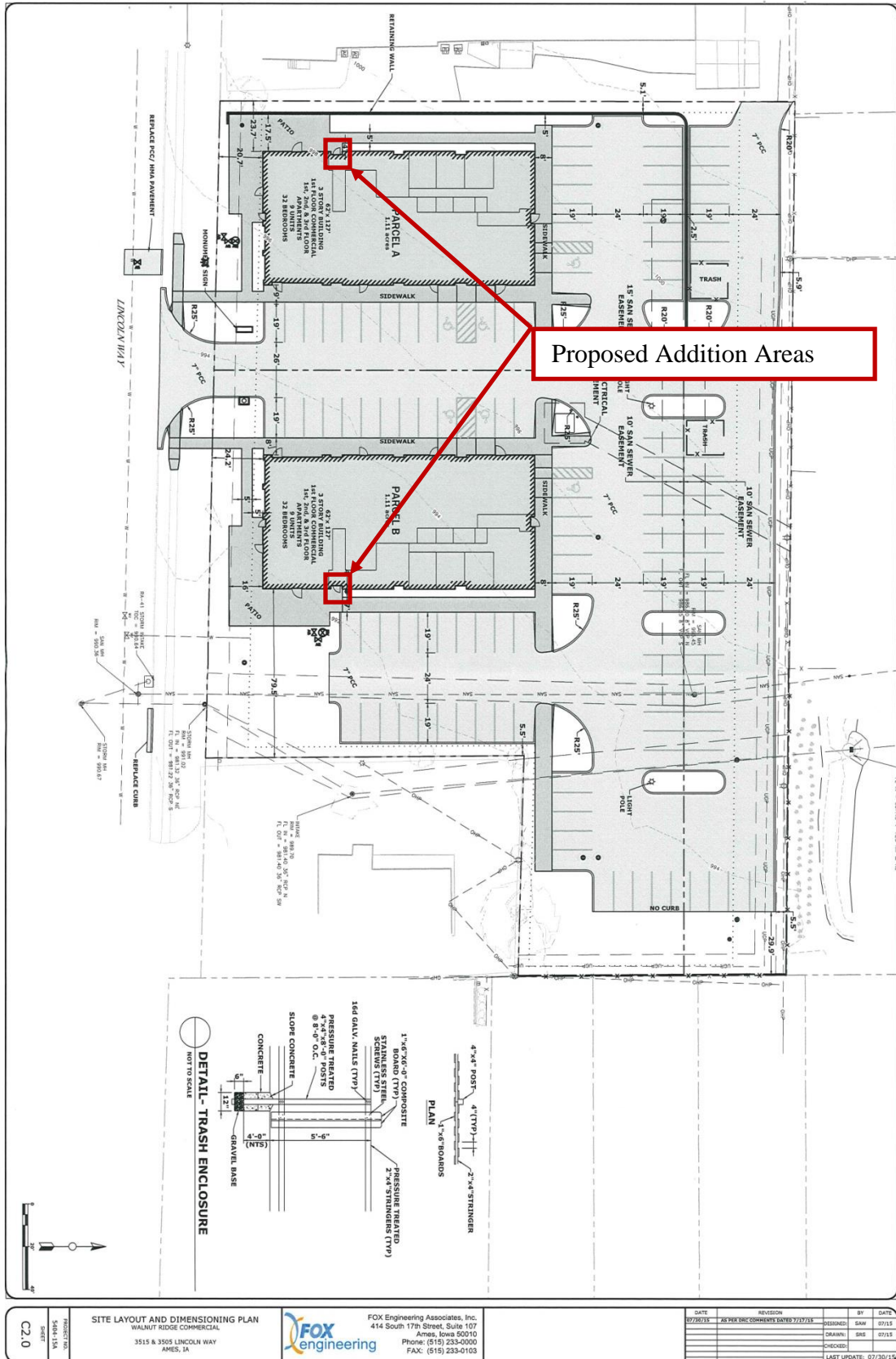
When City Council approved the Major Site Development Plan for development of the properties addressed as 3505 and 3515 Lincoln Way, it determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). The requested Major Site Development Plan amendment meets the applicable design standards and criteria of the Zoning Ordinance and is still in line with the original Major Site Development Plan and criteria. **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 the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way.**

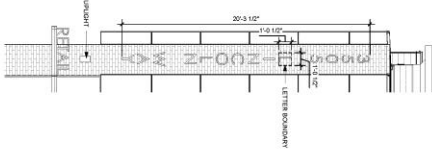
Attachment A
Location and Existing Zoning Map



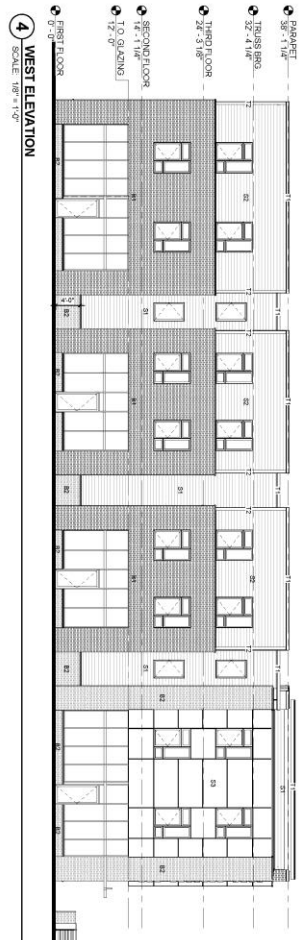
Attachment B

Major Site Development Plan Amendment Documents

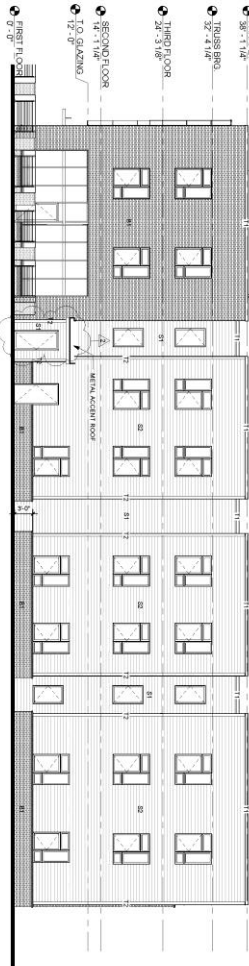




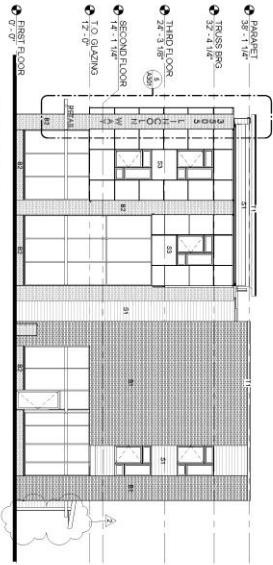
5 SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



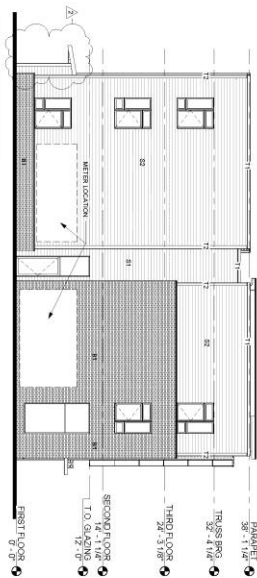
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

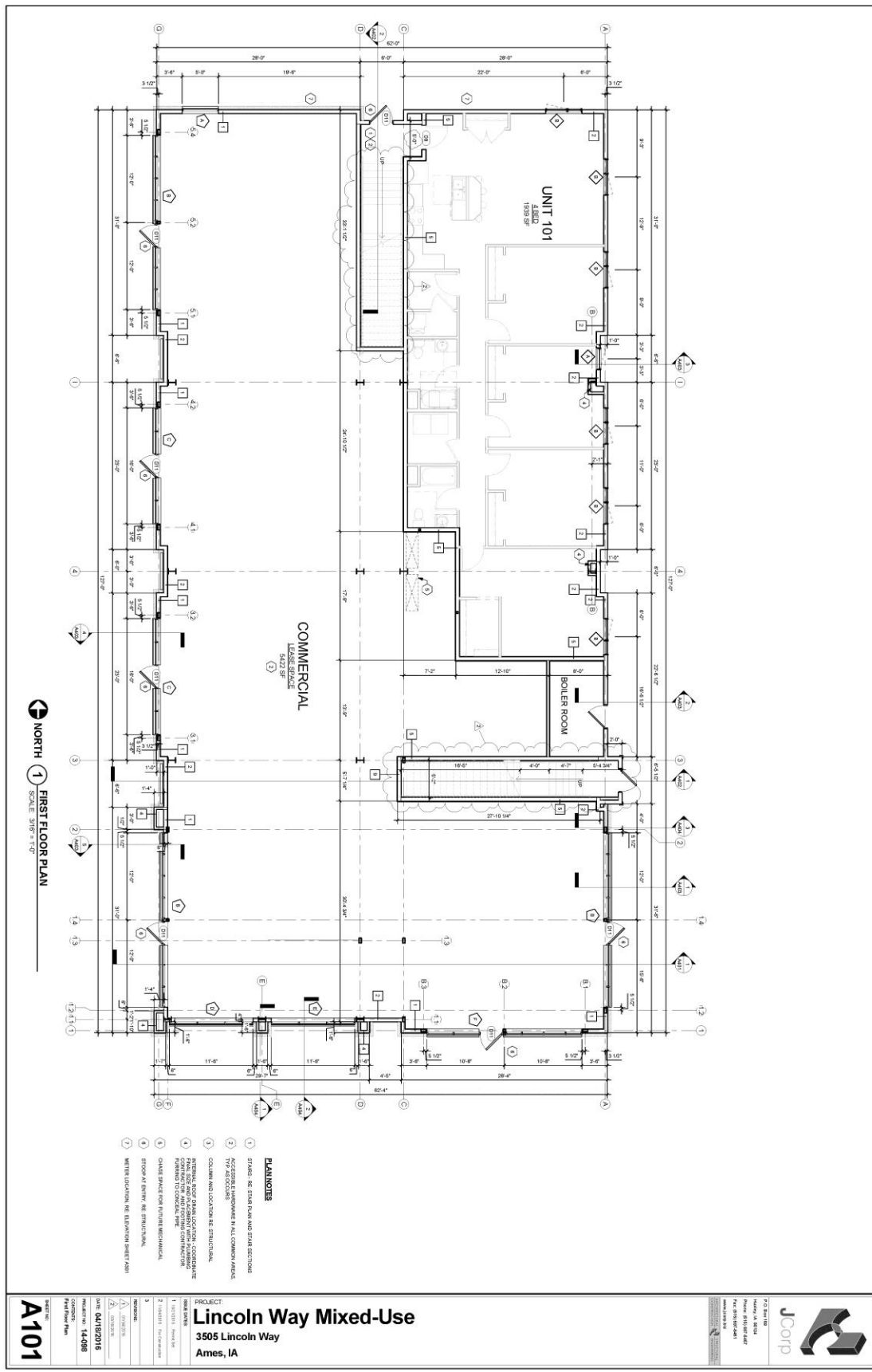
MATERIAL SCHEDULE	
Item	Description
1	Brick, 2 1/4" x 8 1/2" x 4 1/4"
2	Brick, 2 1/4" x 8 1/2" x 4 1/4"
3	Brick, 2 1/4" x 8 1/2" x 4 1/4"
4	Brick, 2 1/4" x 8 1/2" x 4 1/4"
5	Brick, 2 1/4" x 8 1/2" x 4 1/4"
6	Brick, 2 1/4" x 8 1/2" x 4 1/4"
7	Brick, 2 1/4" x 8 1/2" x 4 1/4"
8	Brick, 2 1/4" x 8 1/2" x 4 1/4"
9	Brick, 2 1/4" x 8 1/2" x 4 1/4"
10	Brick, 2 1/4" x 8 1/2" x 4 1/4"
11	Brick, 2 1/4" x 8 1/2" x 4 1/4"
12	Brick, 2 1/4" x 8 1/2" x 4 1/4"

PROJECT:
Lincoln Way Mixed-Use
3505 Lincoln Way
Ames, IA

DATE: 04/18/2016
PROJECT: 14-098

ARCHITECT:
A301





Attachment C
Design Standards for Major Site Development Plans
(from Ames *Municipal Code* Section 29.1502(4)(d))

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.
2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.
3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.
4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.
5. Natural topographic and landscape features of the site shall be incorporated into the development design.
6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.
7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.
8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.
9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.

10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.
11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.