

COMMISSION ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 5310 MORTENSEN ROAD

BACKGROUND:

GW Land Holdings, LLC is requesting approval of a Major Site Development Plan for 180 apartments on the property located at 5310 Mortensen Road (Attachment A) for a lot within the recently platted Crane Farm Subdivision. The lot is 8.825 acres and currently zoned FS-RM Suburban Residential Zone Residential Medium Density (See *Attachment A, Location and Current Zoning Map.*) The site is located south of planned extension of Mortenson Road and north of Highway 30 with existing apartments to the east, open space to the west, and single family homes planned to the north of Mortenson Road.

The developer of the site proposes a residential apartment development configured with 15 buildings and one clubhouse for a total of 180 units. (See Attachment B, Major Site Development Plan- Hard copy included in packet material) The apartment buildings are configured as fifteen 3-story buildings with 12-units per building. Within those 180 units are 345 bedrooms for an average of 1.92 bedrooms per unit. (See following addendum for full analysis.) Development of the property is required to be consistent with the rezoning master plan agreement for the property. The Master Plan that accompanied the rezoning to FS-RM identified three sites for development with FS-RM zoning for a total of 801 beds across the entire 28 acres.

The proposed development follows a pattern and orientation that features the buildings constructed along the outside areas of the property with parking and drive aisle areas in the middle of the site. The project includes two rows of garage parking in combination with surface parking. The development also features a clubhouse along the front edge of the property along Mortenson Road. Access to the site is from Mortensen Road at two locations along the north side of the property. Stormwater treatment occurs at the southeast corner of the site. The site slopes up from the southeast to the north.

The buildings are designed as 12-unit buildings to be consistent with the maximum building size of the FS-RM zoning district. The buildings are three stories in height and of the same appearance and mass as each other. Each apartment has access to either a small patio or balcony. There is also a one-story clubhouse for usage by the residents. The apartment building design incorporates a pitched roof with hipped and gabled design. Materials on the buildings are proposed as steel siding of various orientations and a moderate amount of stone veneer. The stone veneer treatment also surrounds the primary entry to each building. Each façade includes a stone veneer element to provide design continuity and interest on all facades. (See elevations Attachment B)

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has large landscaped area on the site. The common open space abuts the site to the west as outlot to serve all of the FS-RM developments. The landscape plan include detailed descriptions of the required parking lot screening and conceptual design for an outdoor gathering area and additional tree buffering along the Highway 30 frontage along the south property line. Detailed descriptions of plants and trees as well as a landscaped social gathering space will be subsequently finalized with staff prior to the City Council hearing for review and approval. Interior parking landscaping is also shown. Notably with the proposed project the applicant has requested a modification to parking lot landscaping for the interior islands required within the parking lot. The approval authority of the Major Site Development Plan has the ability to approve alternative configurations for parking lot landscaping when it meets the intent and purpose of the landscape ordinance.

The project requires 14 parking landscaped islands based on a requirement of 1 island for every 20 parking spaces in areas with two or more double loaded drive aisles. The developer has highlighted the proposed locations on Attachment C. All of the islands proposed to meet the standards are located in rear parking area. Staff has calculated that 13 of the 14 islands meet the minimum dimension requirements of 9x16 feet with a single remaining island that does not meet the these minimum dimensional requirements. The applicant however is requesting a modification to approve the islands shown on the Attachment C based on their overall square footage and design.

The applicant has agreed to submit a site plan for the open space on the abutting Outlot A to the immediate west of this site prior to any occupancy issuance on the current site. The plan will be required to be reviewed and approved prior to issuance of occupancy due to the requirement for common open space area accompanying FS-RM development.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan for the proposed site and fifteen apartment buildings as shown in the attachments with the following conditions(Applicant Request):
 - A. That the parking island as identified in the attachment below as requested by the applicant be accepted as meeting the intent of the ordinance based on size and location toward the required internal parking lot landscaping requirement.
 - B. That additional landscape requirements as conceptually shown on the site plan be finalized with staff prior to City Council approval.
 - C. That a site plan and proposed use of Outlot A be approved prior to issuance of certificate of occupancy of any apartment building.

- D. Approval is conditioned upon the approval of the Clubhouse Text Amendment.
- 2. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan for the proposed 15 building apartment development with the following conditions (No modifications for landscaping):
 - A. Redesign the interior parking lot landscaping to comply with minimum parking lot island dimensions of 9x16.
 - B. That additional landscape requirements as conceptually shown on the site plan be finalized with staff prior to City Council approval.
 - C. That a site plan and proposed use of Outlot A be approved prior to issuance of certificate of occupancy of any apartment building.
 - D. Approval is conditioned upon the approval of the Clubhouse Text Amendment.
- 3. The Planning and Zoning Commission can recommend that the City Council deny the Major Site Development Plan for the proposed site and fifteen apartment buildings if it finds the project does not meet the Major site Development Plan criteria.
- 4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

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. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed project is consistent with the master plan for use limitations and meets a community interest of for providing apartment types of various floor plans from 1 to 3 bedrooms that will have wide appeal.

FS-RM allows only residential uses and in structures containing no more than 12 dwelling units. The project includes uniformly designed buildings with 12 units per building. The building design has a basic apartment aesthetic in terms of exterior materials, design interest, and coloring. The design shape and size of the proposed buildings in this location are in relative proportion to buildings to the immediate east. The arrangement of the site has a residential appearance. Parking and access meet the requirements for the use. Staff has worked with the applicant to add buffering landscaping along Highway 30 and to provide an amenity gathering space on site. Landscaping and onsite open space details are to be finalized and subsequently agreed

upon prior to a public hearing before City Council. Landscaped parking island design, number and location has been proposed by the applicant as meeting the intent of the Major Site Plan requirements and meeting the dimensional requirements of the ordinance. The overall design of the islands provide for adequate length and depth to ensure sufficient soil area providing for the maturing of trees.

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 Major Site Development Plan with the conditions listed.

ADDENDUM

PROJECT DESCRIPTION:

The project site is 8.825 acres, which allows 180 dwelling units. The zoning district allows a maximum apartment size of 12 dwelling units. The owner has configured these 180 units into fifteen 12-unit buildings. The density of this project is 20.4 dwelling units per acre, lying between the required minimum of 10.0 and maximum of 22.31 dwelling units per acre. The units vary in size from 1 bedrooms to 3 bedrooms. Within the fifteen buildings, there are 345 bedrooms. Additionally a clubhouse has been proposed along the north side of the site.

The project requires one parking space per bedroom for units of 2 bedrooms or more and one and one half parking spaces in 1 bedroom units. The parking is configured as two double loaded aisles across the south and east portions of the site with single drive aisle parking along the west and central portions of the site. There is access for vehicles and emergency vehicles through these aisles. There are 368 parking spaces required based on the number of bedrooms being proposed. The developer is proposing 391 parking spaces. Of those proposed spaces 45 are proposed to be enclosed garage stall spaces. The 2 foot parking overhang allowance is being taken advantage of along the north side of the central drive aisle, portions of the south and north sides of the rear south drive aisle and at three select locations along the double loaded east drive isle. Additionally, 71 compact spaces are being proposed which fits within the 20% allowance of total parking spaces for compact parking designation.

The project creates 69,760 square feet of building footprint, added to 157,203 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 5.21 acres of the site or 226,963 square feet. Landscaped open space accounts for the remainder, comprising 3.62 acres of the parcel. In addition, the required 10% of common open space is accounted for in Outlot A adjacent to and west of the fifteen buildings. FS development standards require 10% open space that meets the intent of accessible and useable by residents. Open space is a subset of the overall landscape area. A site plan for Outlot A will be required to be submitted and approved prior to any occupancy issuance of the proposed apartments.

Landscape requirements are met with the installation of building foundation screening along the front side facing Mortensen Road as well as L-2 screening located between the parking area and Mortensen near the east access point to the site. L-1 landscaping is provided at the west access point. There are additional landscaping requirements for apartment buildings in the FS-RM district and these are met with the landscaping along the front foundations of the buildings and the US Highway 30 frontage as well as landscaping throughout the site with trees near the parking area between buildings and a central gathering place in the center of site with landscaping. Staff finds the proposed mix of plants adds diversity and interest in the design while meeting the screening objectives of the zoning ordinance.

Refuse receptacles and mechanical units are screened according to the ordinance.

Internal parking lot landscaping is provided across 14 separate islands based on double load parking requirements. The developer believes they have achieved the intent of the island requirements and is asking for a waiver of the length or width requirements on some points of the islands in some locations given the angle of the parking and the unique design of the island. The key feature to this request is that a substantial area is available for trees to grow and mature. The proposed islands ensure a minimum at least 9X9 feet in all directions to meet this interest.

Site access is from two driveways off of Mortenson. Mortenson Road is to be extended to the west edge of the property in accordance with a development agreement that accompanied the final plat of the Crane Subdivision. The frontage of the site along Mortenson Road will also have a shared use path constructed. Pedestrian connections are provided to the northwest and northeast, providing access to the shared use path along Mortenson Road.

The fifteen buildings are identical in size and shape, being about 78 feet by 53 feet. Entrances are oriented on various sides of each building according to its location to the parking areas on the property. The buildings are about 38 feet tall. The height limit of the district is 50 feet. The proposed single level clubhouse has the same façade materials as the apartment buildings and measures 79 feet by 48 feet. The building setbacks measure 25 feet on the front setback and 25 feet in the rear yard setback with side yard setbacks measuring 23 feet on the west side and 10 feet on the east side. All required setbacks have been found to meet standards.

The façades of each building including the clubhouse utilize the same materials, with stone veneer applied on the bottom half the buildings. The steel siding is a light tan color with two different variations of tan shading. Each façade has some degree of bump out to provide some relief of the vertical sides.

MAJOR SITE DEVELOPMENT PLAN CRITERIA

Additional criteria and standards for review of all Major Site Development Plans 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.

- 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 down stream property.***

The Public Works Department has reviewed the storm water management plan and

finds that the proposed development has met the required storm water quantity and quality measures by use of the proposed regional detention facility on the southeast corner of the site.

- 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 180 dwelling units comprising 345 bedrooms, consistent with prior determination at the time of rezoning and subdivision approval

- 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, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 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 site location and proximity to other uses.

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

The site is currently devoid of any significant vegetation. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to direct storm water where required.

- 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.**

Access to this site from Mortensen Road is through two access points along the north side of the property. Vehicular and pedestrian access is accommodated between and among the various buildings within this development. The on-site sidewalks provide pathways throughout the site and will connect with external connections to allow for circulation amongst the site and out to Mortenson Road.

- 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. Refuse receptacles are placed on site with appropriate screening in four separate locations dispersed evenly across the site. Parking design is spread throughout the site and follows access to the buildings with landscaped islands. External parking screening is provided along Mortensen Road. The buildings themselves provide a high degree of separation and screening of the parking from adjoining views.

- 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.***

Access to Mortensen Road will be through two access points along the north side of the property. There is capacity within those proposed driveways to accommodate the expected traffic from this residential 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.***

Lighting is proposed to be generated from lighting units located on the buildings. The proposed lighting meets the lighting standards found in Sec 29.411 for mandatory downlighting and cutoff levels.

- 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 uses are not expected to generate nuisances in this area as they are typical of this development type.

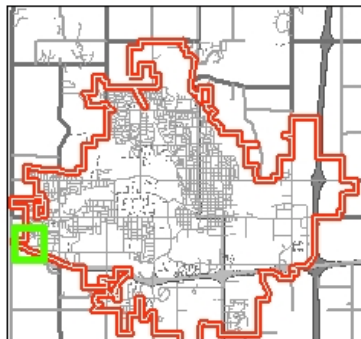
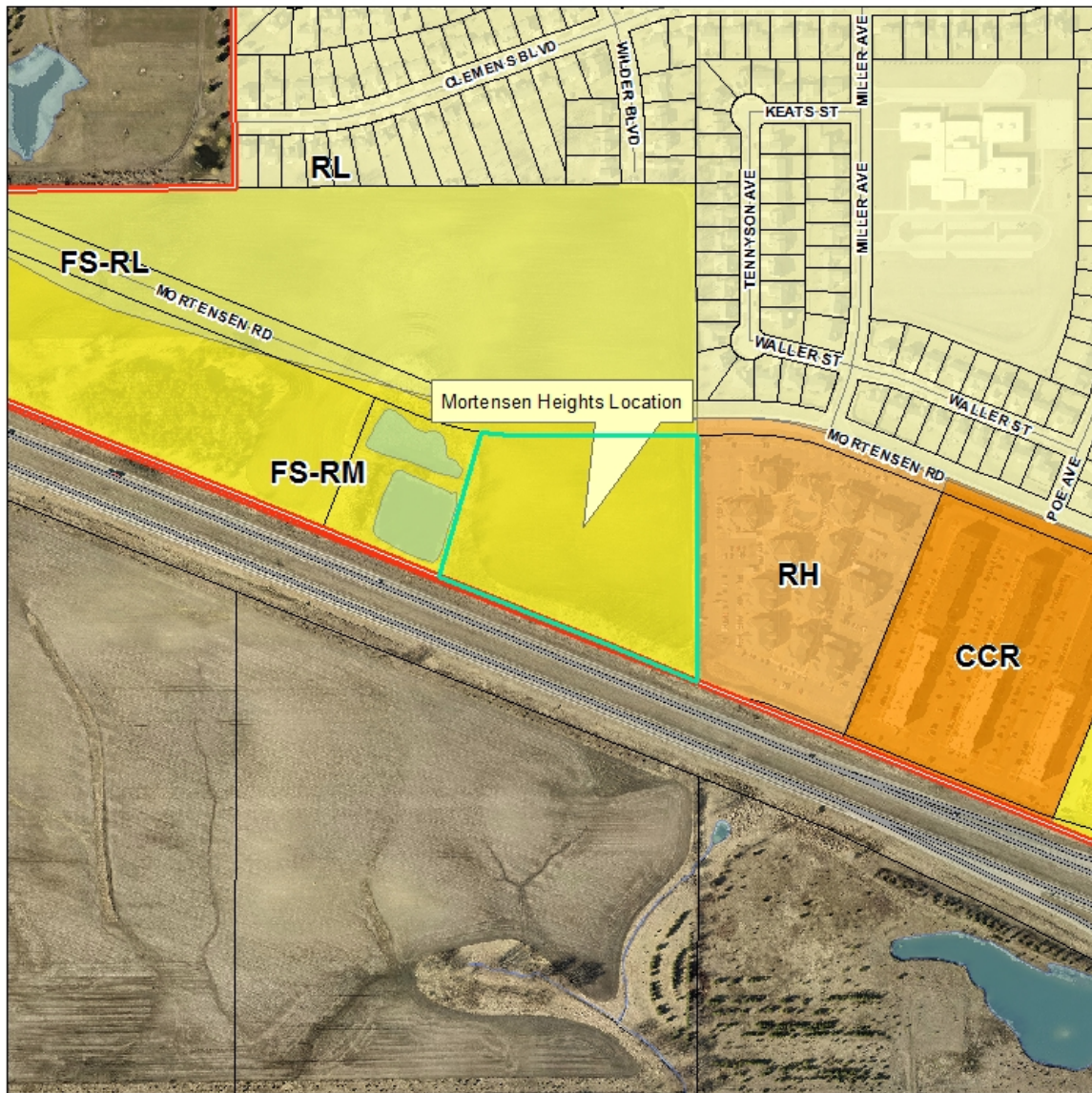
- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The fifteen buildings provide generally balanced coverage across the site. The site has maximized the development by reaching the limits of the number of units allowed by the lot size and zoning (180 units). The density is maximized by the efficiency of the layout of the site in a manner that utilizes the land proportionate to what is required for parking and landscaping. The building design is also efficient in its uniform appearance and arrangement. Even with the apartment appearance it is compatible with the character and scale of its general surroundings to the east along the south side of Mortensen Road. Appropriate separation of the homes from Highway 30 with buffering is included

as conceptually proposed. Open areas and landscaped areas meet the quantitative standards of the code and would allow for use by the residence for informal activities.

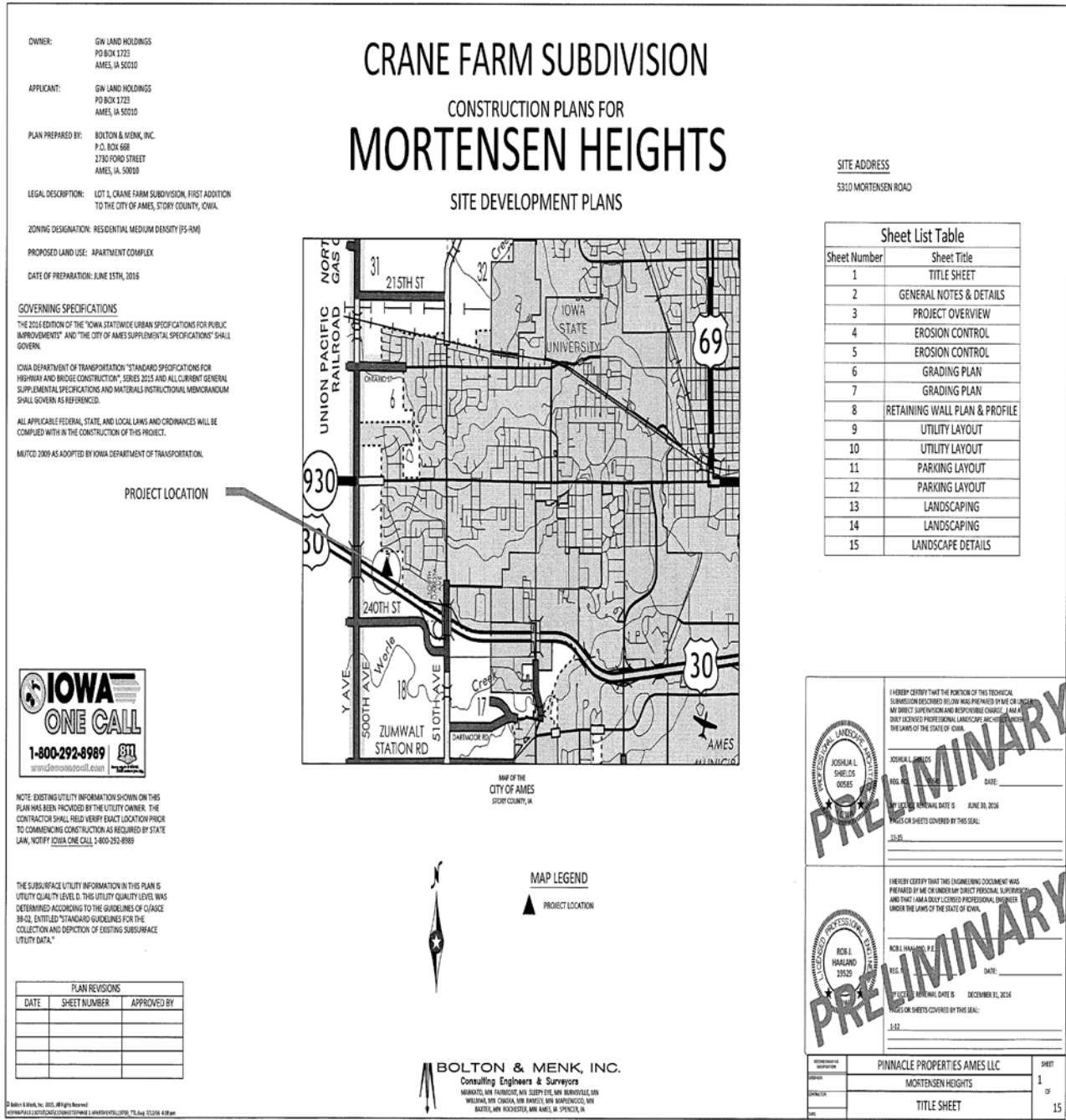
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

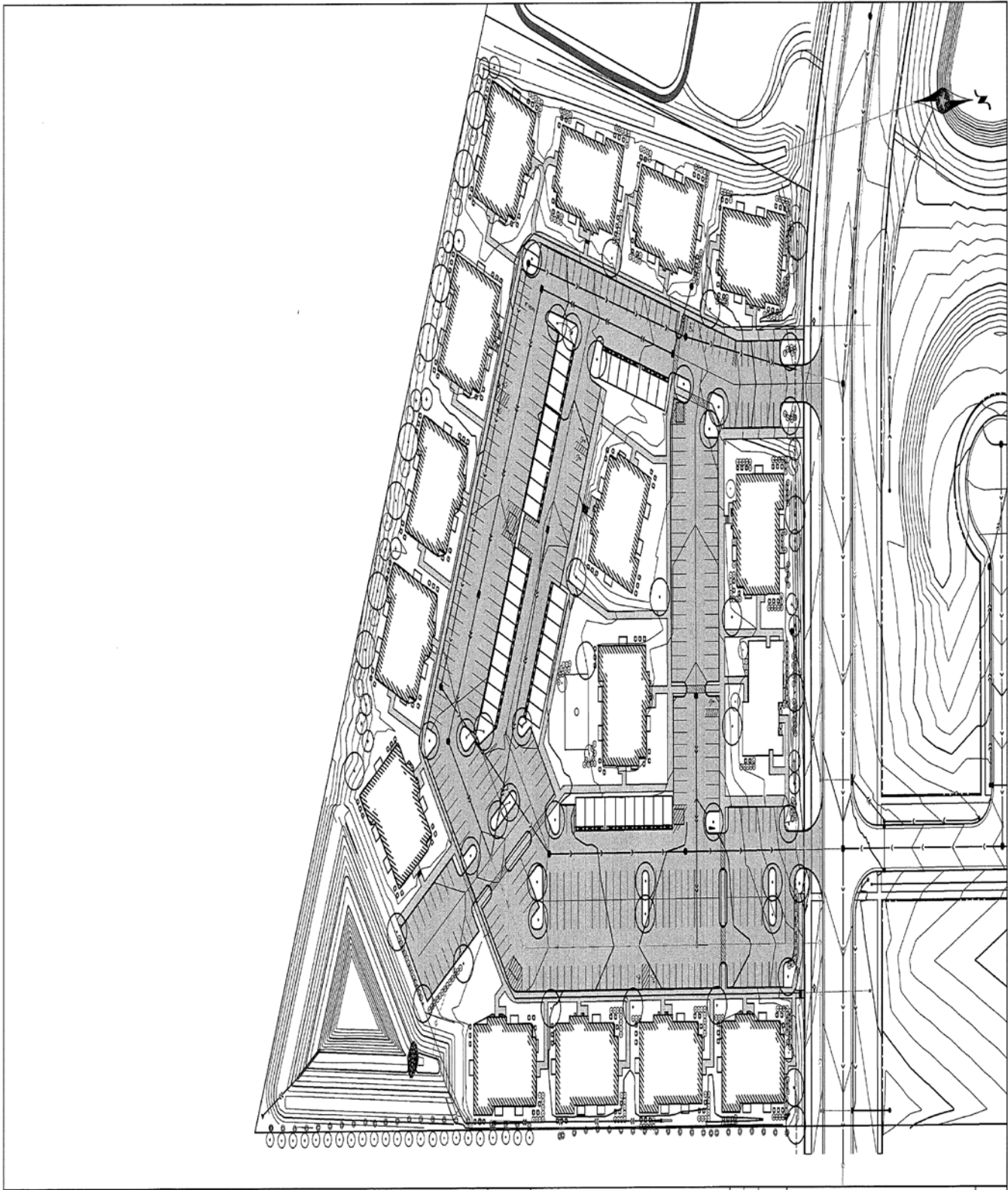
Attachment A



Mortensen Heights
5310 Mortensen Road

Attachment B (Major Site Plan Overview with Landscaping & Elevations)



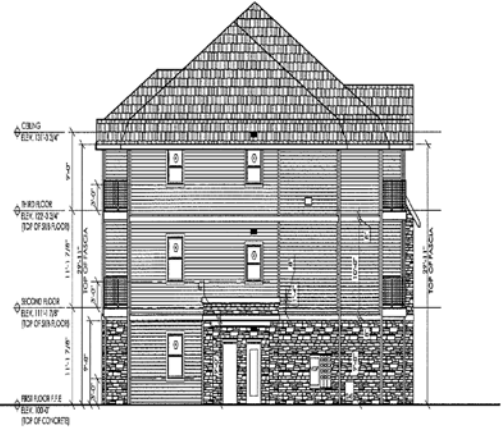


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FRONT ELEVATION
SCALE: 1/8"=1'-0"

1
A5



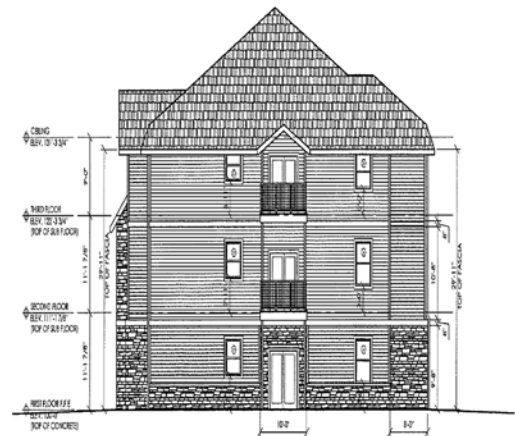
SIDE ENTRANCE ELEVATION
SCALE: 1/8"=1'-0"

2
A5



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

3
A5



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

4
A5



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