

COMMISSION ACTION FORM

BACKGROUND:

Pinnacle Properties, LLC, represented by Keith Arneson, is seeking approval of a revised Master Plan for a portion of the South Fork development. South Fork lies south of the west Hy-Vee and north of the Ames Middle School. Initial development occurred in 2001 and the most recent revision of the preliminary plat was in 2013. The development is mostly built out and the developer is seeking changes to the last remaining outlot (see location map and existing lots in Attachment A). South Fork is a diverse development that included multiple building types from the time of its original inception.

The proposed Master Plan seeks to amend the housing types proposed in that outlot from nine single-family detached homes to five single-family detached homes and eight twin-home lots. This is accomplished by halving four lots on Coy Street east of Sunflower Drive. There would be a net increase of four homes with the proposed change

A Master Plan is considered as part of a rezoning approval. A revision to a Master Plan is accomplished through a rezoning action. In this case, the zoning boundaries are not changing—only the Master Plan is being updated. Development within the subdivision must be consistent with the base zoning as well as any limitations on lotting or building types within the Master Plan.

The attached addendum provides background and analysis of the proposal and the requested action. This request for a Master Plan approval is also accompanied by a request to update the Preliminary Plat and both should be either approved or denied in tandem. The Master Plan must be amendment to allow for a revised preliminary plat to be approved with more lots than what was originally shown.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Master Plan for Outlot A of South Fork Subdivision, Eighth Addition, based upon the findings of facts and conclusions in this report.
2. If the Planning and Zoning Commission finds that the proposed Preliminary Plat does not conform to all adopted standards and applicable law pertaining to subdivisions, the Commission may recommend that the City Council deny the Preliminary Plat for Outlot A of South Fork Subdivision, Eighth Addition.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

DEPARTMENT RECOMMENDATION:

South Fork is a mixed housing type development area that has diverse combination of single-family attached and single-family detached housings sites. Maintaining diversity in housing type an not over concentrating attached housing is important to the character of the different development blocks of the project. Staff believes allowing for the four additional homes to be built is compatible with the surrounding uses and the intent of the base zoning of FS-RL, but also maintains a diversity of housing types with the detached home component being maintained.

Based upon the Findings of Fact and Conclusions noted in the attached report, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative No. 1, which is to recommend approval of the Master Plan for Outlot A of South Fork Subdivision, Eighth Addition.

ADDENDUM

INTRODUCTION:

Keith Arneson, representing Pinnacle Properties, is seeking approval of a revision to the approved Preliminary Plat and Master Plan for South Fork Subdivision. The revision is to the last remaining outlot of South Fork. It is located at the southeast corner of the development and is the transition area between the South Fork development and the Vivian G. Coy Subdivision to the east.

The Land Use Policy Plan Future Land Use Map designates this area as "Village/Suburban Residential. The current zoning is Suburban Residential Low Density (FS-RL).

South Fork has been governed by a Master Plan since its inception. Under previous City ordinance, the Master Plan contained the same information as the Preliminary Plat. Changes made to the zoning ordinance in 2012, however, allowed for simplified information to be included in the Master Plan. The developer has submitted a Master Plan that is identical to the Preliminary Plat as under the older requirements. Since the submitted Master Plan contains the minimum information required by code (and considerable additional information), it was accepted and is being processed concurrently with the Preliminary Plat.

A zoning agreement will be prepared and approved at the time of City Council action on the rezoning request. The agreement will require all development governed by the master plan to be in conformance with the master plan.

BACKGROUND:

Project Description. South Fork Subdivision was first approved in 2001. It is a residential development of approximately 56 acres. It was configured to allow for multi-family housing, single-family, attached, and single-family detached homes. Concurrent with the Preliminary Plat in 2001, the City Council also approved FS-RL Suburban Low-Density Residential and FS-RM Medium Density Residential.

The land use and zoning will continue as it is currently designated. This outlot is intended for future development and is zoned FS-RL Suburban Low Density Residential.

Project Changes. This Preliminary Plat and Master Plan seek to amend the lotting pattern and allowed housing type. The change results in a net gain of 4 housing units, but also a change in the mix of housing by converting 4 single family detached lots to attached single family lots. The currently approved 9 single-family detached lots are modified to 5 single-family detached lots and 8 lots for twin homes. Neither the zoning nor the infrastructure needs are changing.

There are a number of attached-single family twin homes built in the area that would represent the likely design and look of homes for the proposed lots.

Applicable Law. Laws pertinent to the proposal are found in Section 29.1507 of the Municipal Code.

Density Information. The gross area of the overall South Fork development is 56.07 acres. The FS-RL portion currently achieves a density of 4.73 dwelling units per. This change increases the FS-RL zoning to 4.88. This density falls within the range of 3.75 and 10.00 dwelling units per acre as prescribed by the Zoning Ordinance.

The density of this 2.64 acre outlot is 6.44 dwelling units per net acre.

FINDINGS OF FACT & CONCLUSIONS:

Staff makes the following findings of facts and conclusions.

FINDING 1. The entirety of the South Fork development is designated as “Village/Suburban Residential” on the Land Use Policy Plan Map.

CONCLUSION: The proposed Master Plan is consistent with the Land Use Policy Plan and the associated Land Use Policy Plan map designation of the site. Staff is not aware of any other inconsistencies with the Land Use Policy Plan; therefore, staff concludes that Section 23.107 of the Ames *Subdivision Regulations* and *Code of Iowa* Chapter 354, Section 8 have been satisfied.

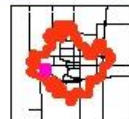
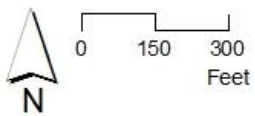
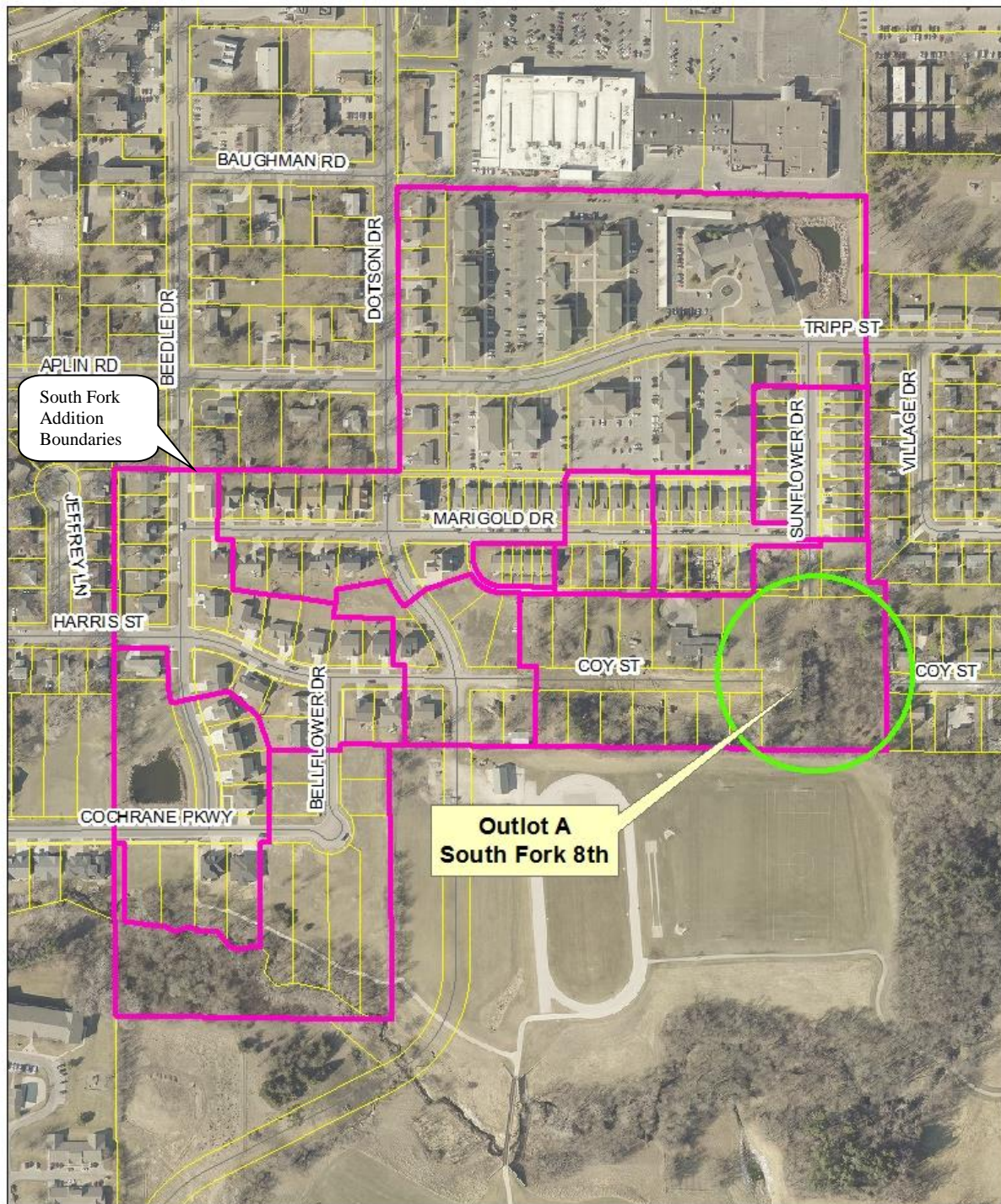
FINDING 2. The zoning of this portion of the site requires a density of between 3.75 units per net acre and 10.00 units per net acre.

CONCLUSION: The density of this outlot will be 6.44 units per net acre upon buildout, within the range of the zoning requirements.

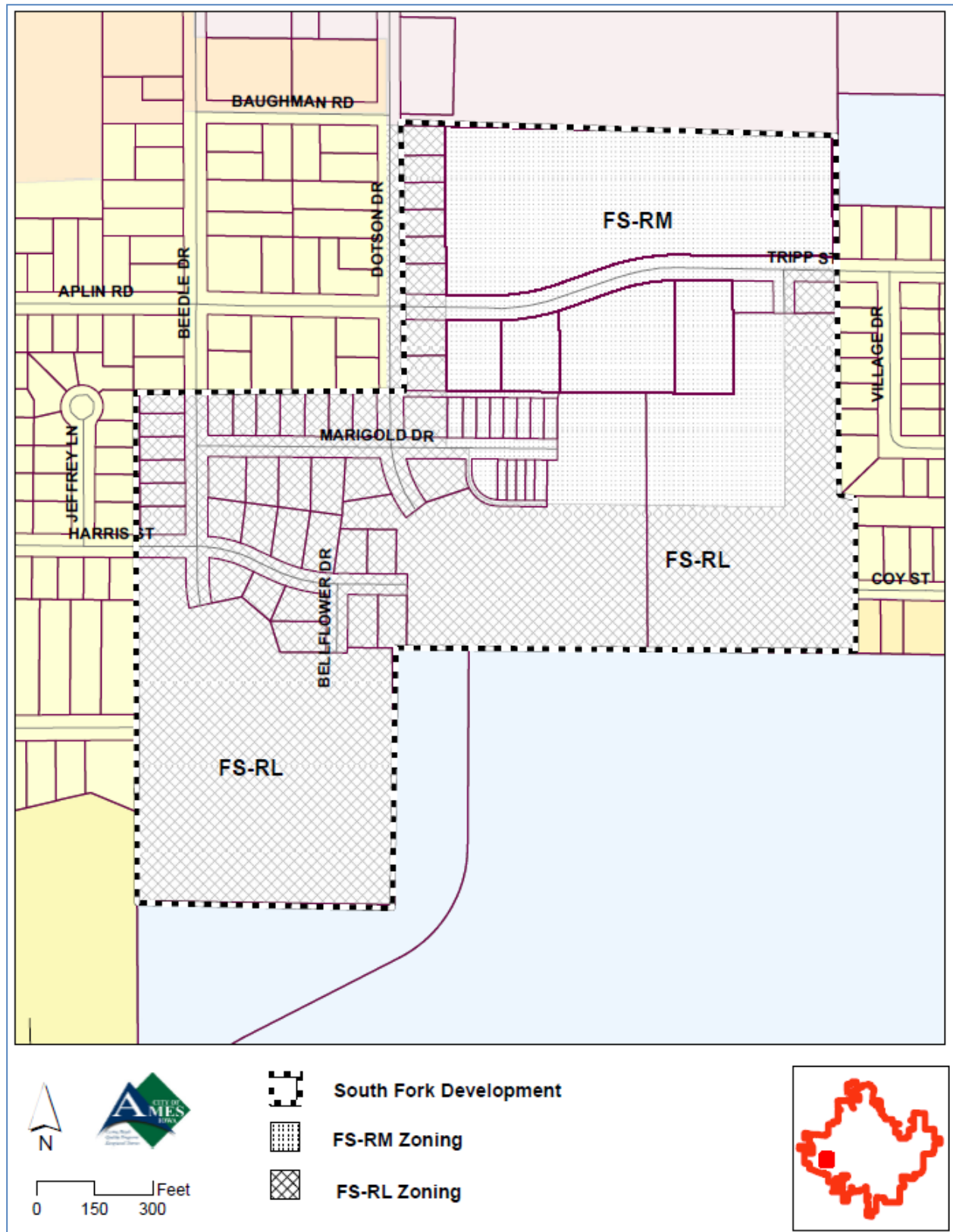
FINDING 3. Section 29.1507 (4) describes the information needed for a Master Plan.

CONCLUSION: The information submitted for the Master Plan meets the requirements of Section 29.1507 (4) of the Municipal Code.

ATTACHMENT A: LOCATION MAP



ATTACHMENT B: SOUTH FORK ZONING



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ATTACHMENT D: APPLICABLE MASTER PLAN LAW

Ames Municipal Code, Chapter 29, Section 29.1507, describes the requirements for a rezone with master plan. A zoning agreement will be prepared and approved at the time of City Council action on the rezoning request. The agreement will require all development governed by the master plan to be in conformance with the master plan.

Any amendment to a master plan is processed as if it were an amendment to the zoning map.