

COMMISSION ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 2105 COTTONWOOD ROAD

BACKGROUND:

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for 12 apartments on the property located at 2105 Cottonwood Road (Attachment A) for Lot 2 within the recently platted Village Park Subdivision. The lot is 33,798 square feet (.78 acres) and currently zoned FS-RM Suburban Residential Zone Residential Medium Density (See Attachment A, Location and Current Zoning Map.) The site is located on Cottonwood Road in the Village Park Subdivision. The land to the east of the Village Park subdivision, east of University Boulevard is included in the Iowa State University Research Park and south of the Wessex apartment complex. The land to the west and south of the Village Park subdivision is outside the Ames corporate limits in rural Story County. Attachment F shows the overall layout of the Village Park Subdivision with the open space landscaping.

The developer of the site proposes a residential apartment development configured as a 3-story building with a total of 12 units. The 3-story apartment building includes four (1-bedroom units), and eight (2-bedroom) units for a total of 20 bedrooms with an average of 1.67 bedrooms per unit (See Attachment B, Major Site Development Plan- Hard copy included in packet material). 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 areas of the subdivision for development with FS-RM zoning. Approximately 100 to 120 units, and an approximate density of thirteen to seventeen units per acre is shown on the approved Master Plan.

The Final Plat for Village Park Subdivision includes eleven lots for development in the "FS-RM portion of the subdivision, and one lot for development in the "RH" (Residential High Density) portion of the subdivision. The lots zoned as FS-RM are planned for one apartment building on each lot that includes 12-unit, three-story buildings with one 12-unit two story building along the north boundary of Village Park Subdivision and one 8-unit, two-story building, on each lot along the west boundary of the subdivision. Apartment buildings planned for the RH portion of the subdivision will be located south of Cottonwood Road and east of Aurora Avenue and are planned to include four 36-unit buildings, 3 stories in height. These buildings in the RH zone require city staff approval of minor site development plans for development of the entire 5.52 acre site (lot 12). (See following addendum for full analysis.)

The proposed development follows a pattern and orientation that features the building constructed in the middle portion of the property with parking and drive aisle areas located along the west and north portions of the site. The project includes a single row of garage parking among two separate garage structures in combination with surface

parking. Access to the site is from Cottonwood Road at a location near the southwest corner of the property and shared with Lot 3. The front door of the apartment building faces the street. Stormwater treatment occurs off site on nearby outlots. The site slopes downward gradually from the west to the east.

The building is designed as a 12-unit building to be consistent with the maximum building size of the FS-RM zoning district. The building is three stories in height. Four stories, or 50 feet, whichever is lower, is the maximum allowed height of multiple-family dwellings in the FS-RM zone. Each apartment has access to either a small patio or deck. The apartment building design incorporates a pitched gabled roof design. Materials on the buildings are proposed as gray lap vinyl siding across the upper two floors of elevation and modular brick across the lower floor. The modular brick treatment also surrounds the primary entry to each building. Each façade includes a modular brick element to provide design continuity and interest on all facades. Modular brick pillars support the decks attached to the building. Each deck will be constructed with treated lumber decking and aluminum guard rails. The windows are vinyl with a terratone finish. Sliding glass doors will provide access to the decks and patios outside the apartment units. (See elevations Attachment B)

FS-RM zoning includes requirements for common open space equaling 10% of the area of the FS-RM zoning. The Open Space standard is meant to meet the needs of the overall development area. The common open space is located immediately to the east and southeast as outlots to serve all of the Village Park Subdivision and is essentially used for stormwater detention. It also includes an extension of a 10-foot trail to the south. Exhibit F includes the landscape plan for Outlots A and D associated with development of this area of Village Park. The details of the Outlot plan is a separate item on the same agenda.

Landscaping is provided to meet front yard apartment foundation and parking lot screening requirements. Due to the one drive aisle configuration of the parking lot no internal plantings are required. The applicant has proposed as alternative parking lot landscaping plan with decorative grasses compared to standard parking perimeter shrubs. Decorative grasses are part of the front yard landscaping as well, but additional foundation landscaping unit plantings with shrubs are still required. No additional landscaping is proposed or required along the rear of the garages. (*See Landscape plan on pg 12*).

Off-street parking has been provided to meet the minimum parking requirements for apartment dwellings in the FS-RM zone. Further detail is found in the Addendum of this report.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan for the proposed apartment building as shown in the attachments with the following conditions:

- A. That the landscaping, and site improvements, as shown on the Landscape Plan for Outlots A & D, be installed, prior to occupancy of the first apartment building in the Village Park Subdivision;
 - B. Prior to approval of the Major Site Development Plan by the City Council, a Minor Amendment to the Planned Residence District Plan for the Wessex Apartment Development, to include the temporary emergency vehicle access, must be approved by City staff;
 - C. Prior to occupancy of the first apartment building in the Village Park Subdivision, construction of a temporary emergency vehicle access to the Village Park Subdivision must be constructed, capable of accommodating vehicles with a gross vehicle weight of up to 80,000 pounds;
 - D. Prior to occupancy of the apartment building at 2121 Cottonwood Road, shrubs used as screening for mechanical units must be installed, at a minimum of six inches higher (at the time of planting) than the mechanical equipment the shrubs are screening.
 - E. Compliance of all exterior lighting, with the Outdoor Lighting Code, Section 29.411 of the *Municipal Code*, and approval by the Planning & Housing Department, is required prior to occupancy.
2. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan for the proposed apartment building with modifications.
 3. The Planning and Zoning Commission can recommend that the City Council deny the Major Site Development Plan for the proposed apartment building 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 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 development project is consistent with the Master Plan for use limitations and meets a community interest for providing apartment types of various floor plans from one to two bedrooms that will have wide appeal. The specific criteria for the site development plan approval are discussed in greater detail in the addendum.

The proposed building design is consistent with the common expectations of apartment homes marketed above an entry level product in that it includes some covered parking

and private spaces for individual and the units are sized for smaller living situations. As a small site there is not unique amenities or characteristics to the project as have been included with recent FS-RM approvals on Mortenson or commitments for amenities on larger RH sites on South Duff.

The architectural appearance is similar to other designs that have been developed in Ames and Ankeny. The building design has a traditional apartment aesthetic in terms of exterior materials and architectural features. The overall massing of the proposed apartment buildings in this location is significantly smaller than the 36-unit apartment buildings proposed across the street in the RH zone portion of Village Park, and also smaller in scale than the 24-unit and 36-unit apartment buildings, close to this site, in the Wessex development to the north. Additionally, all of the lots along the north side of Cottonwood are being developed independently and the slight variation in design and materials is desirable for interest along the street.

The arrangement of the site has a residential appearance and with the required street trees and apartment foundation plantings the development of all the sites along Cottonwood will create a substantially landscaped corridor. Staff has worked with the applicant to provide landscaping on-site to meet front yard, and perimeter parking lot landscaping requirements. The requested alternative design for grasses in lieu of shrubs for parking lot screening can be supported as providing for a general level of screening and interest. There are no sensitive uses nearby that would require the more substantial screening provided by the standard inclusion of shrubs.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, recommending that the City Council approve the Major Site Development Plan with the conditions listed.

ADDENDUM

PROJECT DESCRIPTION:

The project site is .78 acres (33,967 square feet), containing 12 dwelling units. The zoning district allows a maximum apartment size of 12 dwelling units. The owner has configured the proposed building into 12 units. The density of this project is 15.3 dwelling units per acre, meeting the required minimum of 13 and maximum of 17 dwelling units per acre. The units vary in size from 1 bedrooms to 2 bedrooms. Within the proposed building, there are 20 bedrooms.

Parking.

The project requires one parking space per bedroom for units of 2 bedrooms or more and one and one half parking spaces for 1 bedroom units. The parking is configured as two areas of single drive aisle parking across the north and east portions of the site with a row of garage stall parking amongst two 6 stall garage structures along the northern edge of the property. There are 22 parking spaces required based on the number of bedrooms being proposed. The developer is proposing 31 parking spaces. Twelve of the parking spaces are enclosed garage stall spaces.

Site access is from a shared driveway with Lot 3. The driveway also acts as a second emergency access road that connects through to Wessex. The frontage of the site along Cottonwood Road will also have a sidewalk constructed. Pedestrian connections are provided at two locations along Cottonwood Road providing access to sidewalk in front of the building and shared use path to the immediate east of the site.

Landscaping.

The project creates 7,358 square feet of building footprint, added to 13,165 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 20,523 square feet. The total impervious surface coverage is approximately 60.4% Landscaped open space accounts for the remainder of the site. There is no specified maximum coverage for apartments as it is to be as approved during the site plan process consistent with the design principles of the zoning district. The proposed 60% is consistent with the standard for lower density developments in FS zoning districts and allows for the open landscaped character intended by the zoning district design principles.

In addition, the required 10% of common open space is accounted for in Outlot A and D immediately to the south and east of the proposed apartment building with Outlot C providing additional open space further to the southwest along Aurora Avenue. 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. The Outlot landscaping is approximately 17% of the overall area. The plan for the outlot includes a trail, but is essentially for stormwater management functions. A site plan for Outlot A

and D is required to be submitted and approved in conjunction with consideration of this site development plan and is a separate item on the same agenda.

Landscape standards require the installation of building foundation screening along street frontage of an apartment building as well as screening located between the parking area and property lines. As currently configured, the developer seeks approval of alternative parking lot landscaping (29.403(4)(d)) for two issues. The first is to allow substitution of ornamental grasses in lieu of shrubs. The second is to not require screening along the edge parking area on the west side of the site. The developer would be required to plant additional trees and shrubs along the west edge of the site to comply with standard requirements. The developer believes that the grasses provide a desirable aesthetic to the project and provide for a suitable level of screening. Grasses during the summer months provide effective screening, but in the winter months there is likely no screening as the grasses are cut to allow them to regrow in the spring. In this situation staff believes they are acceptable due to the low sensitivity of other uses abutting the site. The developer believes the 2nd issue of edge landscaping is also unnecessary along the west property line due to the abutting use of parking at the property line. The screening is likely not a substantial issue of compatibility, but an additional tree could be included to meet the intent of the shading over parking areas. This is a similar request that is part of all four proposed project along Cottonwood.

The street frontage foundation landscaping must be a combination of plantings as described in Section 29.403(6)(b). The groupings of foundation plants are referred to as Landscape Units and their quantities specified to meet this requirement. Specifically, there must be trees and 6 deciduous and evergreen shrubs planted for every 60 feet of street frontage. The total frontage at this site is 186 feet. The developer has included appropriate tree and shrub quantities to meet the standard.

Refuse receptacles and mechanical units are screened according to the ordinance. The screening must be planted to meet requirements at the time of planting. The configuration of the trash enclosure is proposed without a gate but to have the dumpster located behind the internal wall configurations.

Building Design.

The proposed building is identical in shape and size to neighboring buildings to the east and west, being about 66 feet by 65 feet. Entrances are oriented on the north and south sides of the building according to its location to the parking areas on the property as well as pedestrian access to Cottonwood Road. The building is about 37 feet tall. The height limit of the district is 4 stories or 50 feet. The building setbacks measure 25 feet on the front setback and 83 feet in the rear yard setback with side yard setbacks measuring 57 feet on the west side and 56 feet on the east side. All required setbacks have been found to meet standards.

The façades of the building utilize the same materials, with modular brick applied on the bottom portion of the building and vinyl lap siding on the upper portion. The vinyl lap

siding is a dark gray color. Each façade has some degree of bump out to provide some relief of the vertical sides. Each unit has access to either a deck or patio. Each deck features modular brick pillars with treated lumber decking. Aluminum guardrails extend around the perimeter of the decks. Windows on the apartment buildings are identified as vinyl with a terratone finish. The building has a wing wall feature that extends outward on each corner of the building comprised of modular brick.

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.***

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 facilities on the southeast and northeast areas 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 12 dwelling units on this lot, comprising 20 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. A condition is in place for completion of a second emergency vehicle access way to the north.

- 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 Cottonwood Road is through one access point at the southwest corner of the property. Vehicular and pedestrian access is accommodated between the subject property, and other properties (buildings) within the Village Park subdivision. The on-site sidewalks, sidewalks in the public street right-of-ways, and shared use paths provide pathways throughout the site, and to external connections to allow for circulation throughout the community, and eventually within the Central Iowa region.

- 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 developer believes that the intent of the general development standards of the zoning ordinance have been met for the screening of parking areas with a substitute of grasses being proposed as an acceptable alternative to standard perimeter landscaping. The apartment building provides a high degree of separation and screening of the parking and garages in the rear yard from adjoining views, and as viewed from Cottonwood Road. Additional landscaping and landscaping information is

being required and conditioned prior to City Council consideration to add needed perimeter parking landscaping.

- 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.***

A shared access is planned for the subject property (Lot 2), and the adjacent property to the west (Lot 3), to minimize the number of curb cuts onto Cottonwood Road.

- 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.***

Additional information is needed on the proposed exterior lighting, to determine compliance, prior to the occupancy of the apartment building. The proposed lighting must meet the lighting standards, found in Sec 29.411 of the *Municipal Code*.

- 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 exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

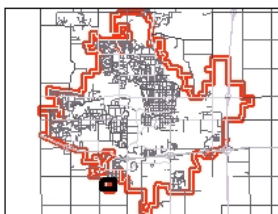
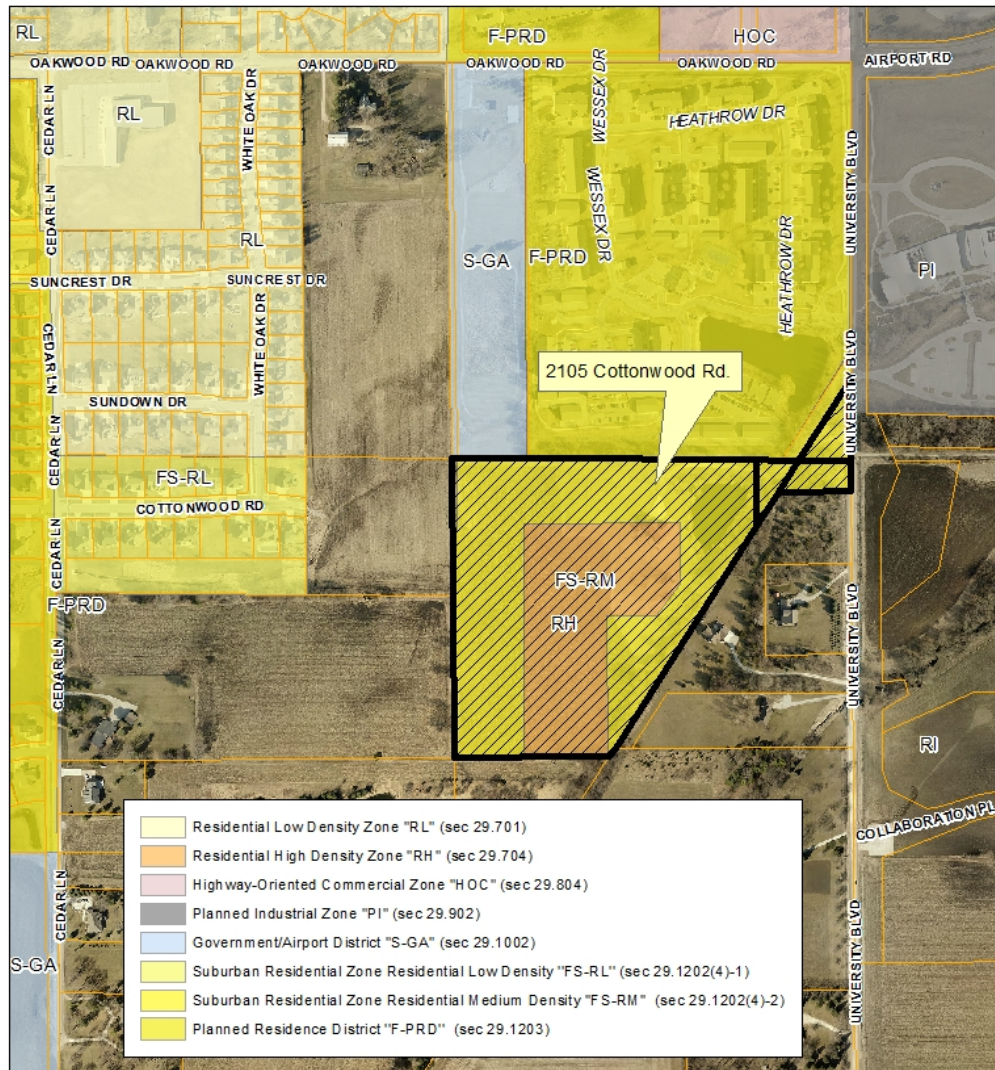
- 11. *Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The scale of the proposed apartment building, in relation to the lot size, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The developer has proposed the maximum number of units (12) in a multiple family structure within the FS-RM zoning district. The density of development is well within the approximate densities found on the approved Master Plan for this subdivision, and the apartment appearance is compatible with the character and scale of the general surroundings with the proposed 36-unit apartment

dwellings on the other side of Cottonwood Road, and the 24-unit and 36-unit buildings in the Wessex development adjacent to the north. Open areas and landscaped areas meet the quantitative standards of the Zoning Ordinance in the common areas. There are no flat open space areas on site or within the common area. The open space definition is met with the provision of the 10-foot trail extension in the common lot area

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- Location and Zoning Map



Location & Zoning Map Major Site Development Plan 2105 Cottonwood Rd.

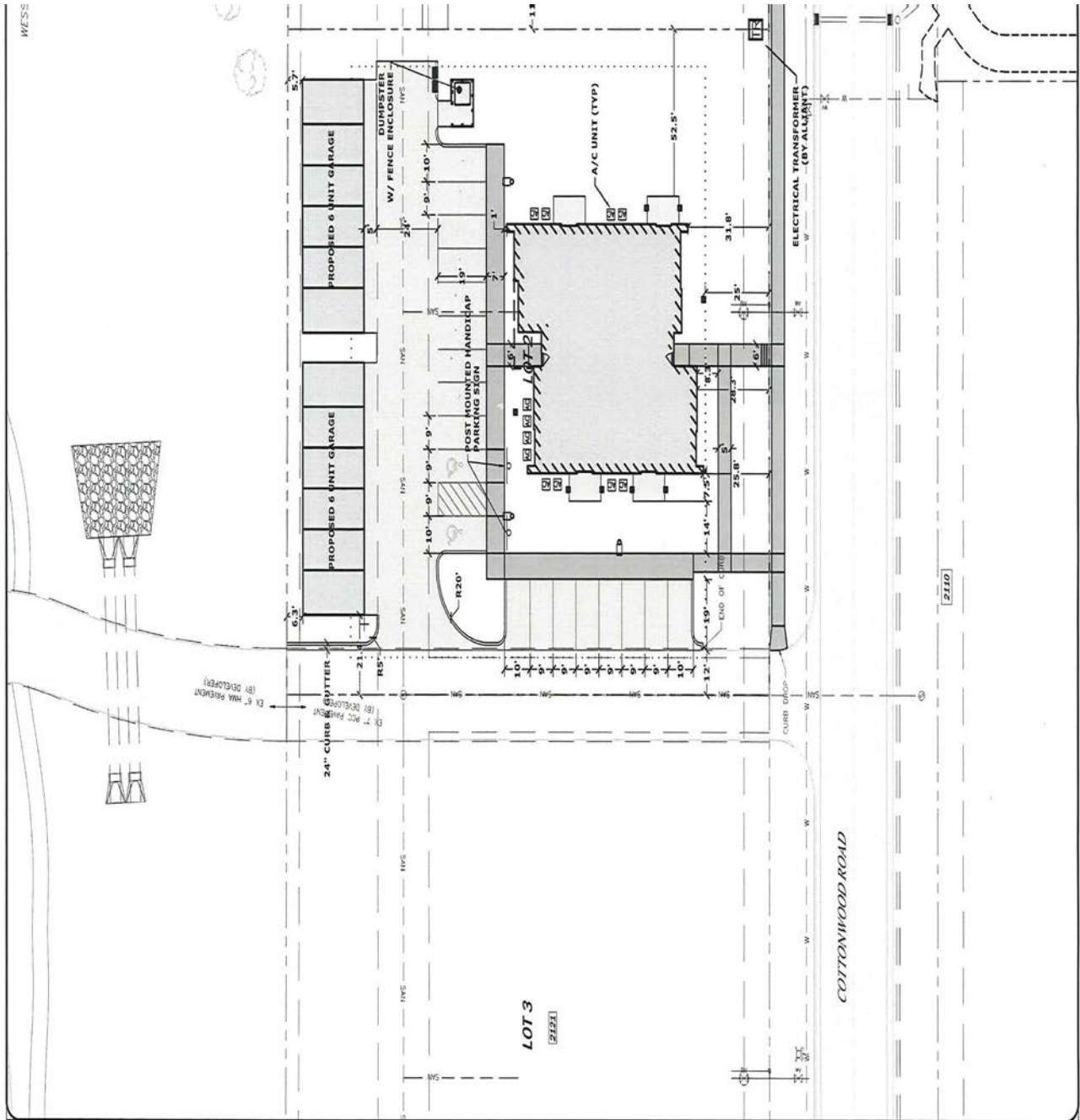


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Attachment B-Major Site Development Plan

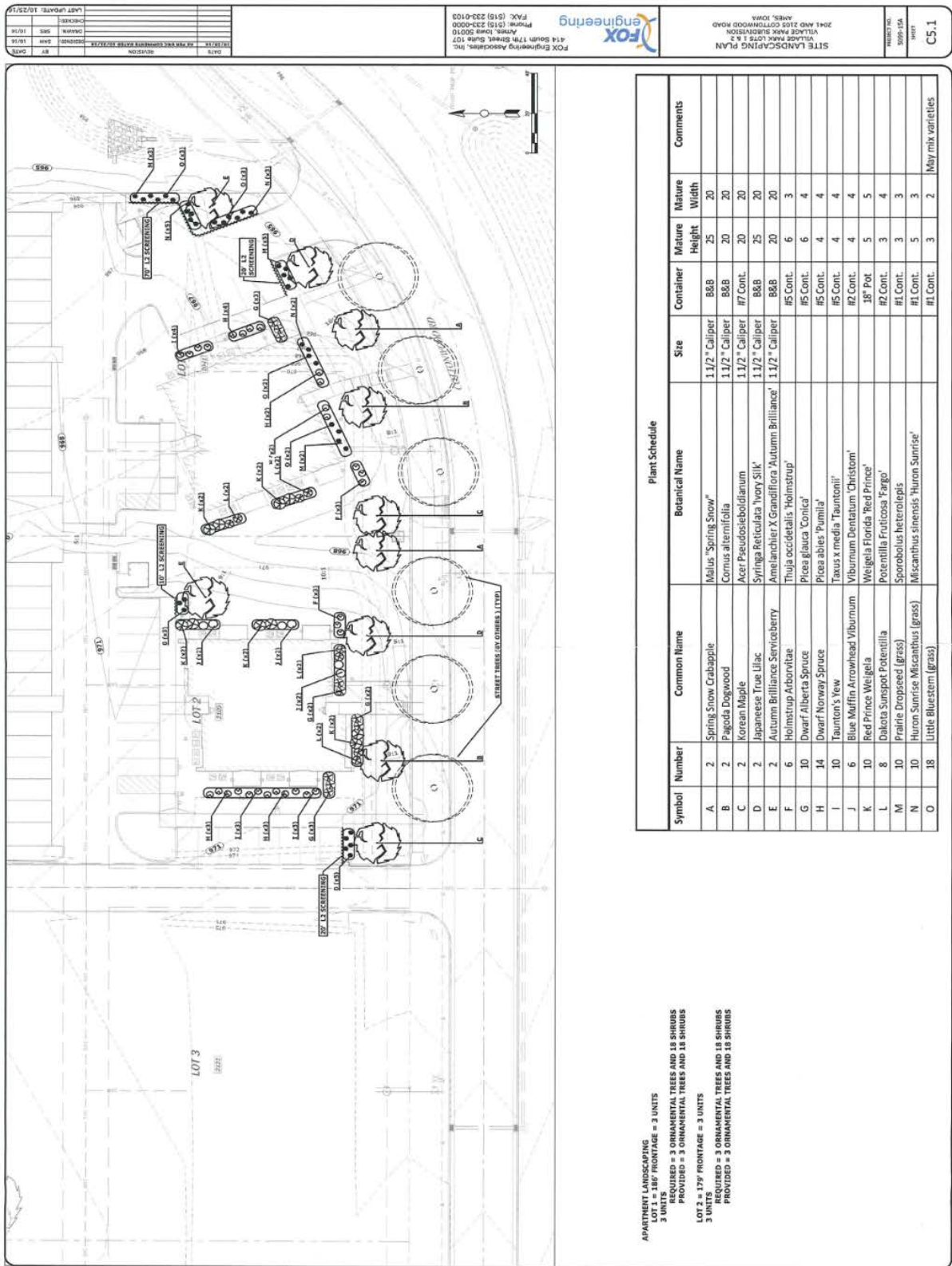
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Attachment B-Major Site Development Plan (cont.)



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Attachment B- Landscape Plan (cont.)



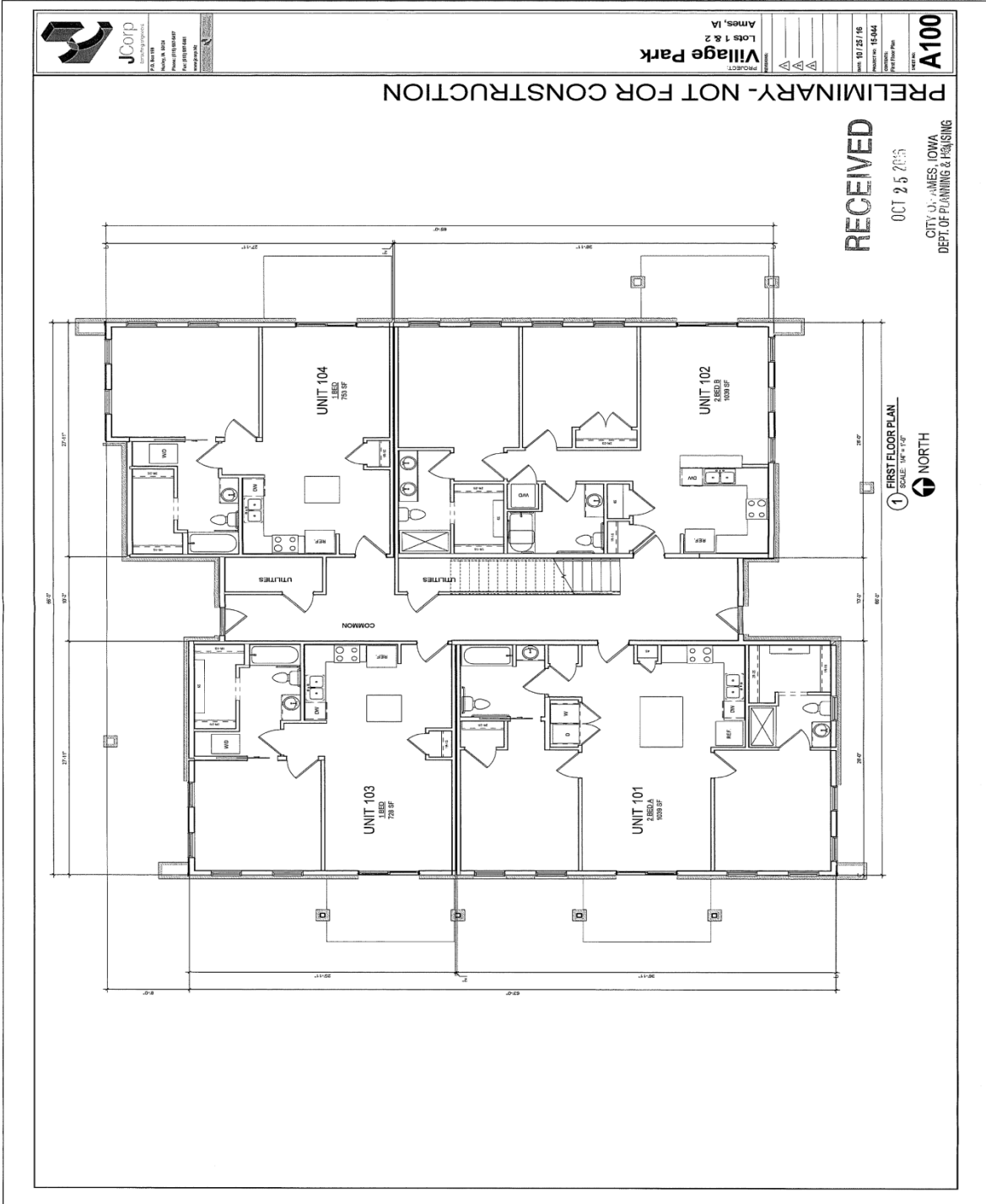
Attachment B- Building Elevations



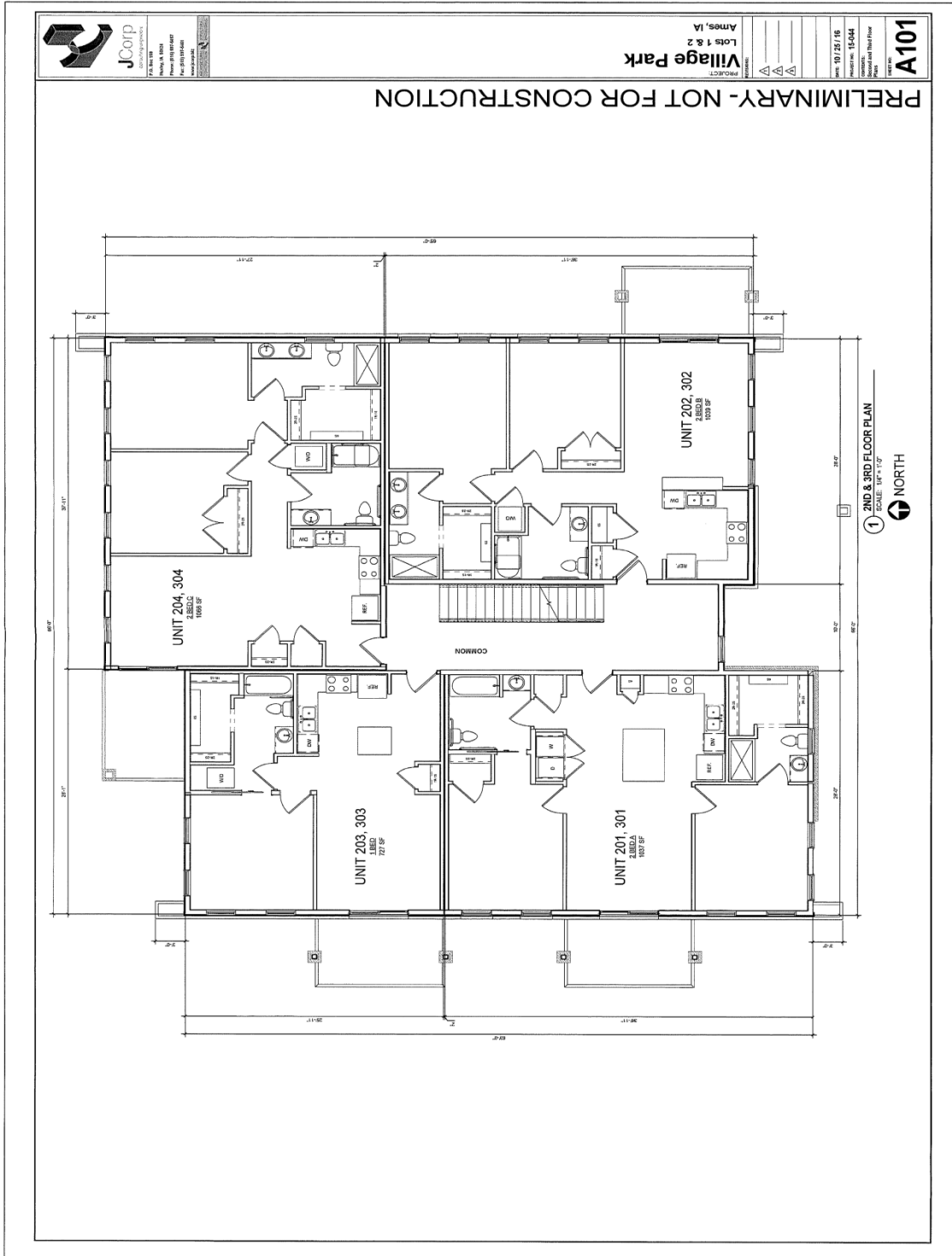
Attachment B- Garage Elevations



Attachment C- Floor Plans 1st Floor



Attachment C- Floor Plans 2nd Floor



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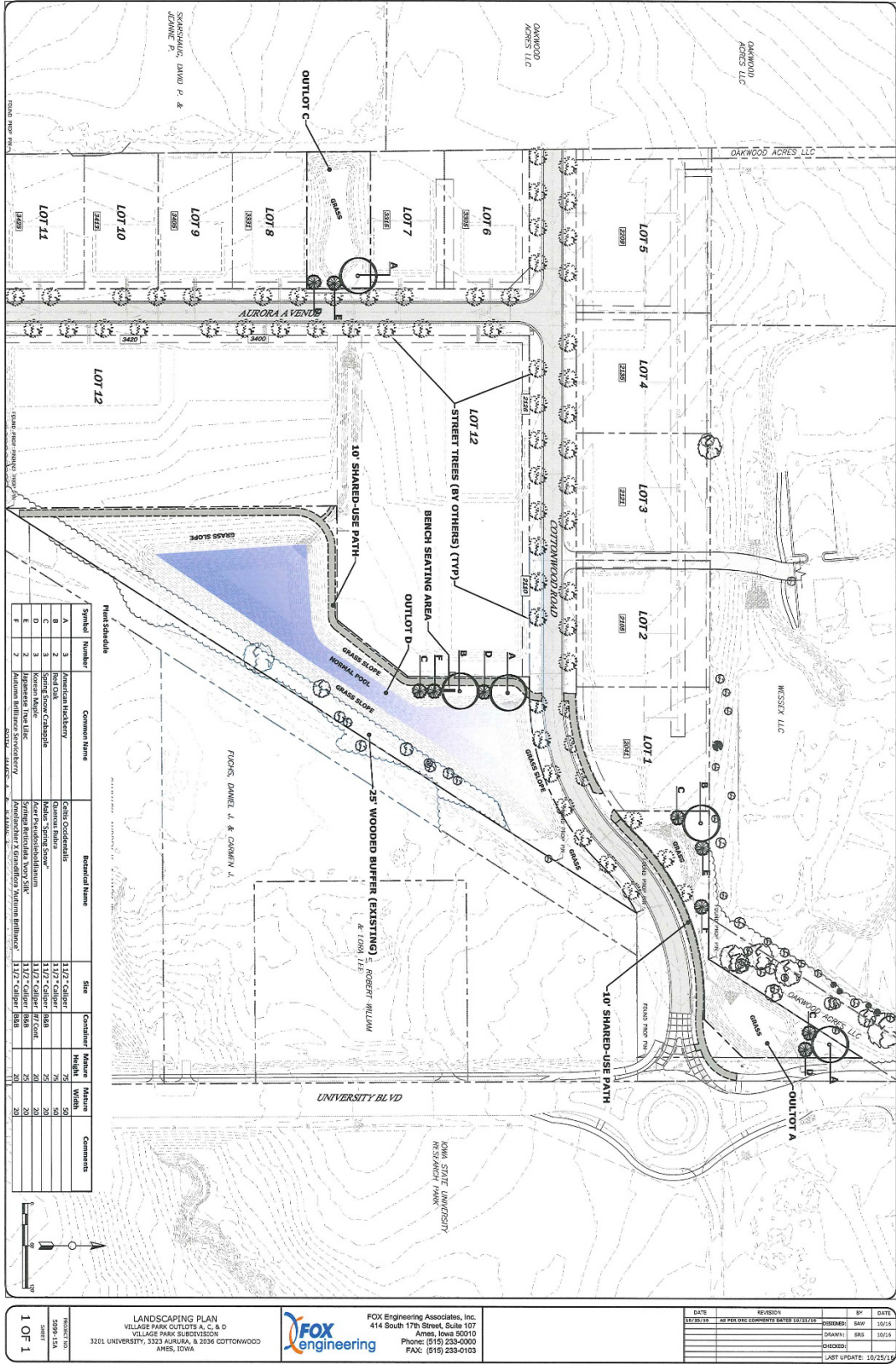
PARCEL C IN THE SE1/4, SE1/4 OF SEC. 16-83-24
& PARCELS B, G, M & N IN THE NE1/4, NE1/4 OF
SEC. 21-83-24, CITY OF AMES, STORY COUNTY, IOWA

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumba 8/15/16
R. Bradley Stumba License #17261 Note:
My license renewal date is December 31, 2017



Attachment F: Landscape Plan for Outlots A & D, Village Park Subdivision



Attachment G: Master Plan for Village Park Subdivision

