

ITEM #: 10
DATE: 10-02-16

COMMISSION ACTION FORM

**REQUEST: MAJOR SITE DEVELOPMENT PLAN (LANDSCAPE PLAN) FOR
“OUTLOT A” (3201 UNIVERSITY BOULEVARD) AND “OUTLOT D”
(2036 COTTONWOOD ROAD), VILLAGE PARK SUBDIVISION**

BACKGROUND:

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan, consisting of a Landscape Plan for Outlots A and D in the Village Park Subdivision. The Village Park Subdivision includes 19.83 acres (863,794 square feet). The land area included in Outlots A and D, combined, is equal to 151,038 square feet of land area, which represents 17.48% of the total land area in Village Park Subdivision. The outlots created as part of the Village Park subdivision are intended to meet the 10% common open space requirement of the FS-RM zoning district. Open space is defined in the Zoning Ordinance as having qualities of active or passive use. A separate site development plan has been assigned to the improvements of the lots and landscaping as they are required elements of the FS-RM zoning related to the development of the individual FS-RM apartment lots in the subdivision. (*See Attachment B: Landscaping Plan*).

Approval is requested, at this time, to coordinate with the approval of Major Site Development Plans to construct four 12-unit apartment buildings in the “FS-RM” (Suburban Residential Medium Density) zone, and a Minor Site Development Plan for two 36-unit buildings in the “RH” (Residential High Density) zone portion of Village Park Subdivision. Installation of landscaping in Outlots A and D is a condition of approval, prior to occupancy of the apartment buildings proposed for this subdivision. Consistent with the Development Principles for Suburban Residential Zoning, common open space must be provided for use by the future tenants of the apartments.

The main purpose of the review is for the grading of the site and configuration of the final landscaping details and improvements. Outlots A and D serve as open space for the subdivision, as well as for storm water detention, surface water flowage, and public utility easements. Outlot A is a “dry detention” area, which will detain storm water during significant rain events. Outlot D is a “wet pond”, which will be partially filled with storm water on a consistent basis. The detention areas occupy almost the entire space in each of all of the outlots.

Outlot D includes an area for the shared use path (10 feet wide) next to the west boundary of Outlot D, and a small area for two trees, three shrubs and a bench. This path connects to the shared use path that will be constructed within the right-of-way on the north side of Cottonwood Drive. The proposed location of the shared use path to the south is approximately two feet from the west boundary of the outlot. The path is generally within 10 to 3 feet from the edge of the slope of the stormwater pond. The

interface to the west of path will be with a parking lot of the RH apartment development. The RH apartments will likely have a 5-foot planter with an L3 screen of a fence or high shrubs. Staff has concerns about the design of the path up against the RH property line due to the interface with the buffering. The path was originally intended to be on the east side of the outlot but during the Master Plan and subdivision review was asked to be placed on the west side by the residents living east of the site. Staff believes having a greater separation from the RH would better meet the design principles for open well landscaped areas within suburban zoning. The developer is concerned that adjusting the path location further from the property line would affect their stormwater detention design and impact the overall project design.

Outlot A abuts the shared use path in the right-of-way for Cottonwood Road. The Developer is proposing two groupings of one tree and two shrubs along the northwest perimeter of Outlot A, and a single shrub between the two groupings. Landscaping of the two outlots with trees, shrubs and amenities for the residents of Village Park Subdivision is minimal, beyond the shared use path that is routed through Outlot D. Staff believes that adding two large street trees at the southwest intersection with University Boulevard would tie the site together better than the two open areas that are now proposed.

The attached landscaping Plan identified improvement for Outlot C as well. The improvements to Outlot C are not tied to the initial development of the Cottonwood apartments and will be considered as part of the approvals for development along Aurora Avenue. Outlot C will include stormwater detention and a walkway connection to the west property line for future extension into a subdivision. Outlot B is not identified on the landscape plan. It will be part of the site development plan for Lot 5 and will include a walkway connecting to Christofferson Park to the north.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan (Landscape Plan) for “Outlot A” (3201 University Boulevard), and Outlot D (2036 Cottonwood Road) in Village Park Subdivision, with the stipulation that the improvements are to be completed in coordination with the FS-RM apartment development of Lots 1,2,3, and 4 and following conditions:
 - a. Provide two large overstory street trees (e.g. red oaks) within the southwest corner of the Cottonwood/University right-of-way.
 - b. No fencing of the stormwater detention pond along the shared use path.
2. The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan (Landscape Plan) for “Outlot A” (3201 University Boulevard), and Outlot D (2036 Cottonwood Road) in Village Park Subdivision, with modifications.

3. The Planning and Zoning Commission can recommend that the City Council deny the Major Site Development Plan (Landscape Plan) for “Outlot A” (3201 University Boulevard), and Outlot D (2036 Cottonwood Road) in Village Park Subdivision, 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 is consistent with requirement that a minimum of 10% of the gross area of the development be devoted to common open space. The extension of the shared use path was a requirement of the rezoning Master Plan. The developer believes that the inclusion of the path meets the requirement for common open space and that its location on the common boundary line with the RH apartments is the only practical location to meet the requirement. Staff finds that the path will functionally meet the trail interest of the City (and Story County), however the feel of the space will be tight with the minimal transition to the apartment complex to the west.

The Planning and Housing Department recommends 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

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 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.***

No public utilities will provide service to the outlots, with the exception of stormwater pipes that outlet into the detention ponds.

- 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.***

Not applicable.

- 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. Grading for storm water detention was completed as part of the Preliminary Plat improvements, 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 Outlots A and D is provided through the proposed shared use path.

- 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.***

An existing grouping of trees along the southeast perimeter of Outlot D will be maintained to provide additional screening for the single-family detached homes abutting the perimeter of Outlot D.

- 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.***

The shared use path, providing access to Outlots A and D, will cross Cottonwood Road in one location.

- 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.***

No lighting is proposed for the outlots.

- 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.***

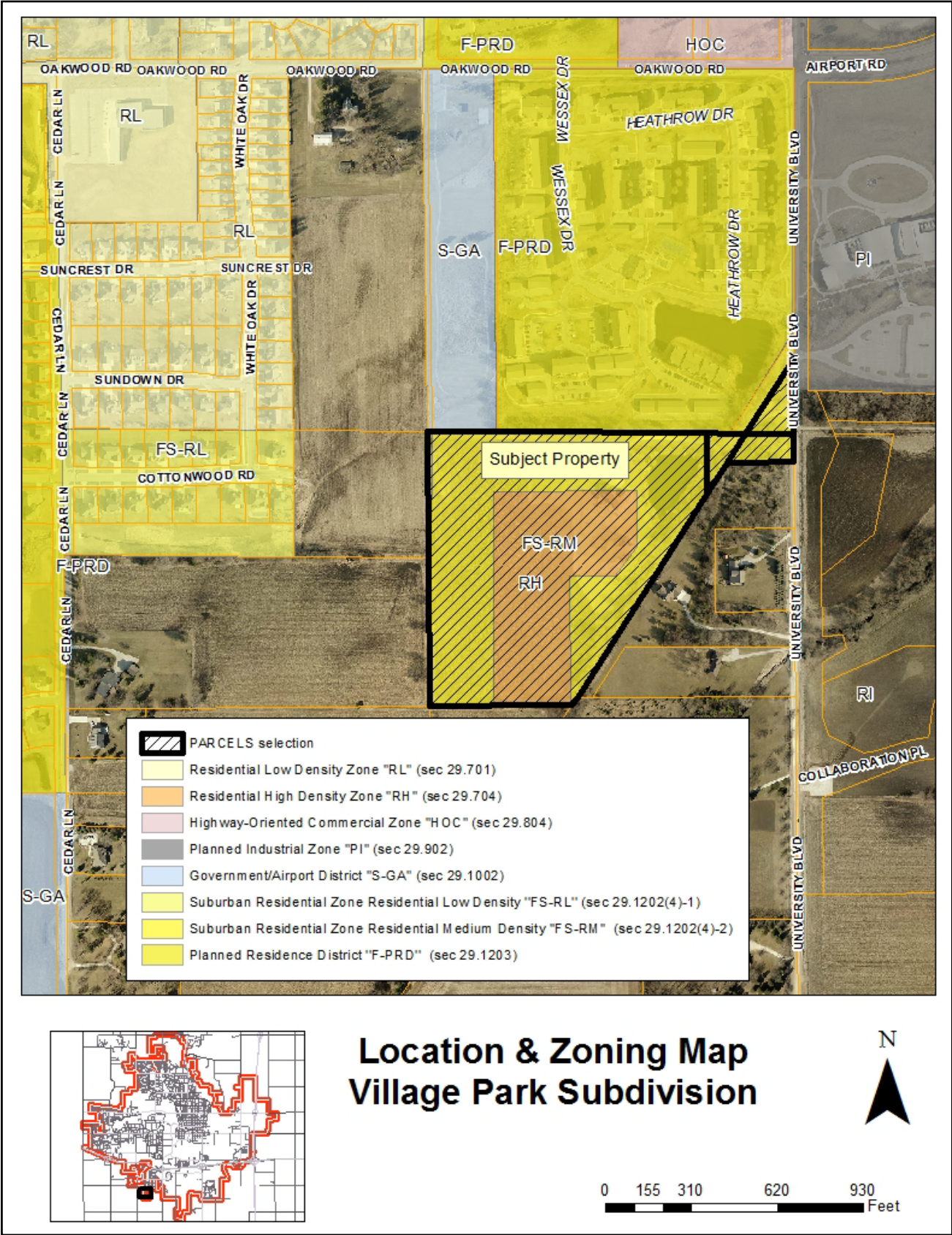
The use of the outlots as open space and storm water detention is not expected to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

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.

Open areas and landscaped areas meet the quantitative standards of the zoning ordinance with 17% of the site in common open space. The plan does not include space for recreational activities, but does include a trail to meet passive recreation interests.

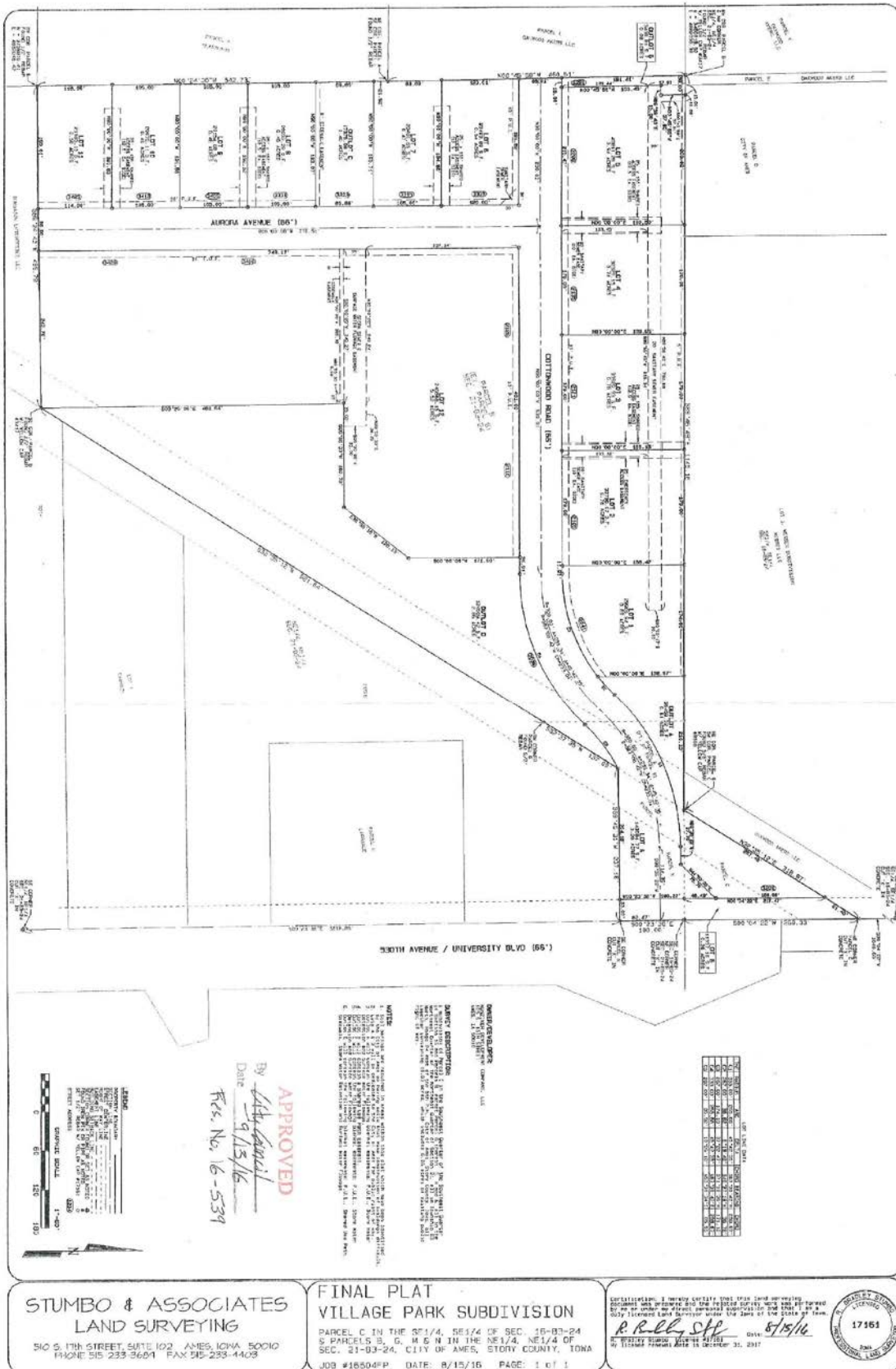
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

Attachment A: Location & Zoning Map



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Attachment C: Village Park Subdivision Final Plat



Attachment D: Master Plan for Village Park Subdivision

