

COMMISSION ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR THE BLUFFS SUBDIVISION AT 3220 CAMERON SCHOOL ROAD.**

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Preliminary Plat on 21.02 acres for The Bluffs Subdivision, located on the west side of GW Carver and south of Cameron School Road on land currently platted as Outlot ZZ of the Bluffs at Dankbar Farms Subdivision First Addition (see Location Map – Attachment A).

A Rezoning to CGS and FS-RM zoning districts with a Master Plan is being reviewed by the Ames City Council. The rezoning with master plan will be going to Third Reading with a Rezoning Agreement on September 23rd. The Master Plan illustrates the general arrangement of uses, layout of development, planned transportation connections, and developable acres. The proposed zoning with Master Plan is attached. (see Zoning Map – Attachment B).

The proposed Preliminary Plat includes 4 Lots and a street extension. Three of the lots will be for commercial development and 1 lot for Residential development. Lots 1-3 will be developed with small scale commercial uses. Lot 4 is planned to be developed residentially with a Senior Living Memory Care use. The rezoning boundary will be within the proposed Columbus street extension north of Lot 4. (See Attachment C- Preliminary Plat)

New street construction will occur with this subdivision, which includes to the west of this site Everest Avenue being extended northward to Cameron School Road and Columbus Drive eastward from Everest to GW Carver through the middle of the site. The lots are planned to have access from Everest Avenue, Columbus Drive and Cameron School Road. Direct access to GW Carver is limited by its classification as an Arterial Street. Road improvements will also occur to Cameron and GW Carver per previous development agreement and traffic study requirements.

The public sidewalks being built along GW Carver and Cameron School Road are mostly within Easements on the private lots to account for current preexisting Roadway design. A small portion of sidewalk along Cameron School Road will be in the right-of-way.

Public Notice. Notice was mailed to property owners within 400 feet of the subject site and a sign was posted on the subject property.

ALTERNATIVES:

1. The Planning & Zoning Commission can recommend that the City Council approve the Preliminary Plat for The Bluffs Subdivision located at 3220 Cameron School Road
2. The Planning & Zoning Commission can recommend the City Council deny the Preliminary Plat for 3220 Cameron School Road if it finds the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code and by setting forth it's reasons to disapprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
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:

Staff has reviewed the Preliminary Plat for The Bluffs. The design and proposed Public Improvements have been found to meet the City's design standards in Chapter 23 of the City's subdivision standards. Additionally, requirements of the Pre-annexation Agreement for the development of this land and Bluffs at Dankbar Farms Preliminary Plat conditions are being met with turn lane construction at GW Carver and Cameron School Road along with construction of Everest Avenue and Columbus Drive. **Therefore, it is the recommendation of the Department of Planning & Housing that the Planning & Zoning Commission act in accordance with Alternative #1.**

Addendum

Project Location.

The project site is 21.02 acres located at 3220 Cameron School Road. The project site is located at the corner of GW Carver and Cameron School Road south of Cameron School Road and west of GW Carver. (see Attachment A – Location Map).

Master Plan Compliance.

The Preliminary Plat for this development is in conformance with a Master Plan being reviewed by the Ames City Council. The Master Plan will be going to Third Reading with a Rezoning Agreement on September 23rd. The Master Plan illustrates the general arrangement of uses, layout of development, planned transportation connections, and developable acres.

The proposed plat creates three lots for commercial use (Lots 1-3) and one lot (Lot 4) for residential Senior Living consistent with the Master Plan (Attachment B- Proposed Master Plan). Development on the lots with senior living housing and the commercial spaces are subject to the requirements of the Master Plan.

Lots 1-3 will be zoned Convenience General Service (CGS) Zoning. This zoning requires interconnected sites when abutting one another to facilitate access between small scale neighborhood commercial uses. No easements are being proposed with platting. The Master Plan will control for cross access easement creation through the Site Plan approval process.

Traffic and Street Connections.

With the development of this property, Outlot ZZ in the Bluffs at Dankbar Farms Preliminary Plat approval, Everest Avenue will be extended northward from its current end to connect to Cameron School Road. Columbus Avenue must be constructed between Everest Avenue and GW Carver to provide connection to GW Carver.

The Bluffs will be served by a newly constructed Everest Avenue extension northward to Cameron School Road. Columbus Drive will also serve the subdivision between Everest Avenue and GW Carver. With the development of this property, Outlot ZZ in the Bluffs at Dankbar Farms Subdivision, Everest Avenue must be extended northward from its current end to connect to Cameron School Road and Columbus Avenue must be constructed between Everest Avenue and GW Carver to provide connection to GW Carver. This is a requirement of the Preliminary Plat of the Bluffs at Dankbar Farms Subdivision.

Additionally, there may be a single connection from lot 3 to Cameron School Road subject to future site plan review with a traffic study. Access to GW Carver Road is restricted as it is an Arterial Street which restricts new access from individual sites.

Everest Avenue is a 26' wide local residential street that will extend along the west edge of the subdivision. Columbus Drive is 31' wide local commercial collector that will extend from Everest Avenue eastward to GW Carver.

With the Subdivision of this piece of land known as Outlot ZZ of the Bluffs at Dankbar Farms, turn lane improvements will be added at the corner of GW Carver and Cameron School Road. This is a requirement of the Pre Annexation Agreement for the land that was annexed that would become the Bluffs at Dankbar Farms. The improvements will include building a right turn lane on Cameron School Road and a Left turn lane on GW Carver at the intersection.

The Developer has proposed Traffic calming tables with pedestrian crossings which will be installed along Everest Avenue at the southwest edge of this subdivision as well as just south of the Columbus Drive and Everest Avenue intersection. These calming features are required in the original Bluffs at Dankbar Farms Preliminary Plat approval. These raised crossings will provide pedestrian cross access across Everest to facilitate connectivity and assist in calming traffic.

Public Improvement Plans will be reviewed by Staff for these improvements prior to Final Plat.

Shared-Use Paths, Sidewalks, and Trails.

Public sidewalks will be constructed along Everest Avenue and Columbus Drive as required. Also, sidewalk will be installed along GW Carver Road as well as Cameron School Road. Pedestrian Easement is provided along GW Carver and Cameron School Road for Public Sidewalk placement on the private side of the property line along the right-of-way.

The developer has chosen to provide sidewalk installation in this manner as it is easiest with the current rural section design of the existing roads with a ditch. The sidewalk will be placed in the right-of-way along Cameron School Road for a portion of the area along Lots 2 and 3 with regrading and fill of a portion of the ditch.

Stormwater Management.

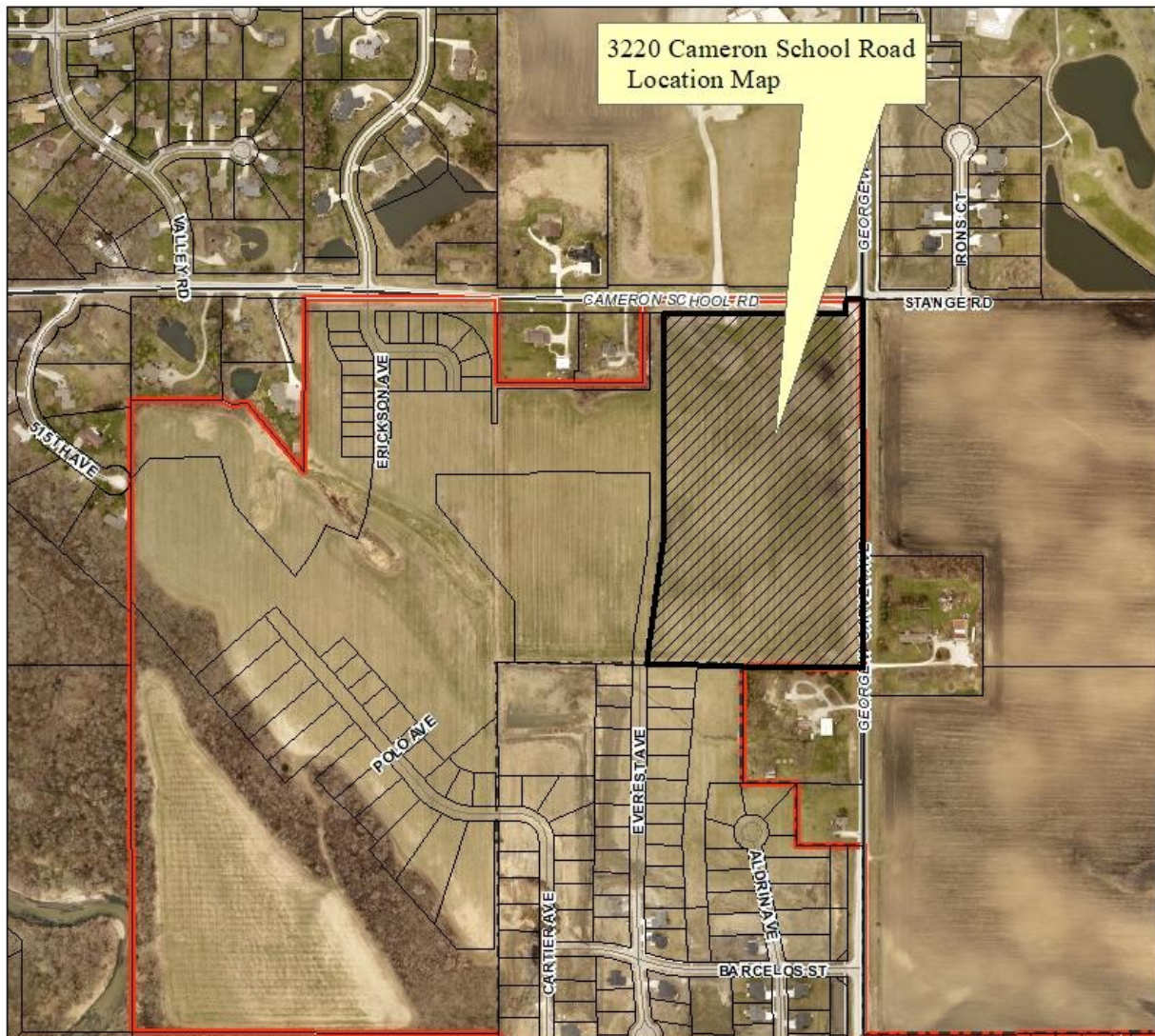
Stormwater Management will occur off site to the Southwest in the Bluffs at Dankbar Farms Subdivision detention area to the southwest in the Bluffs at Dankbar Farms Subdivision. This will include existing conditions and future development of the lots in this

Subdivision. Public Works has reviewed the stormwater plan to confirm capacity off site to serve as regional detention. Future lot development will need to conform to these projections or include additional treatment on site.

Utilities and Easements.

Public Utility Easements will be provided along Everest Avenue and Columbus Drive. An 8" water main will be installed along Everest Avenue and Columbus Drive. 12" Sanitary Sewer will be installed along Everest Avenue north of the intersection with Columbus and along Columbus Avenue to GW Carver. These utility installations will provide water and sanitary sewer service to all of the proposed lots in the subdivision. Storm Sewer construction will occur with Everest Avenue and Columbus Drive. The storm sewer will connect to a storm sewer line further southwest to carry storm water to the Bluffs at Dankbar Farms storm water detention area. A regional Gas line and easement extend north to south through the Subdivision in the western portion of Lot 4 and eastern part of Lot 1 and 2.

Attachment A – Location Map

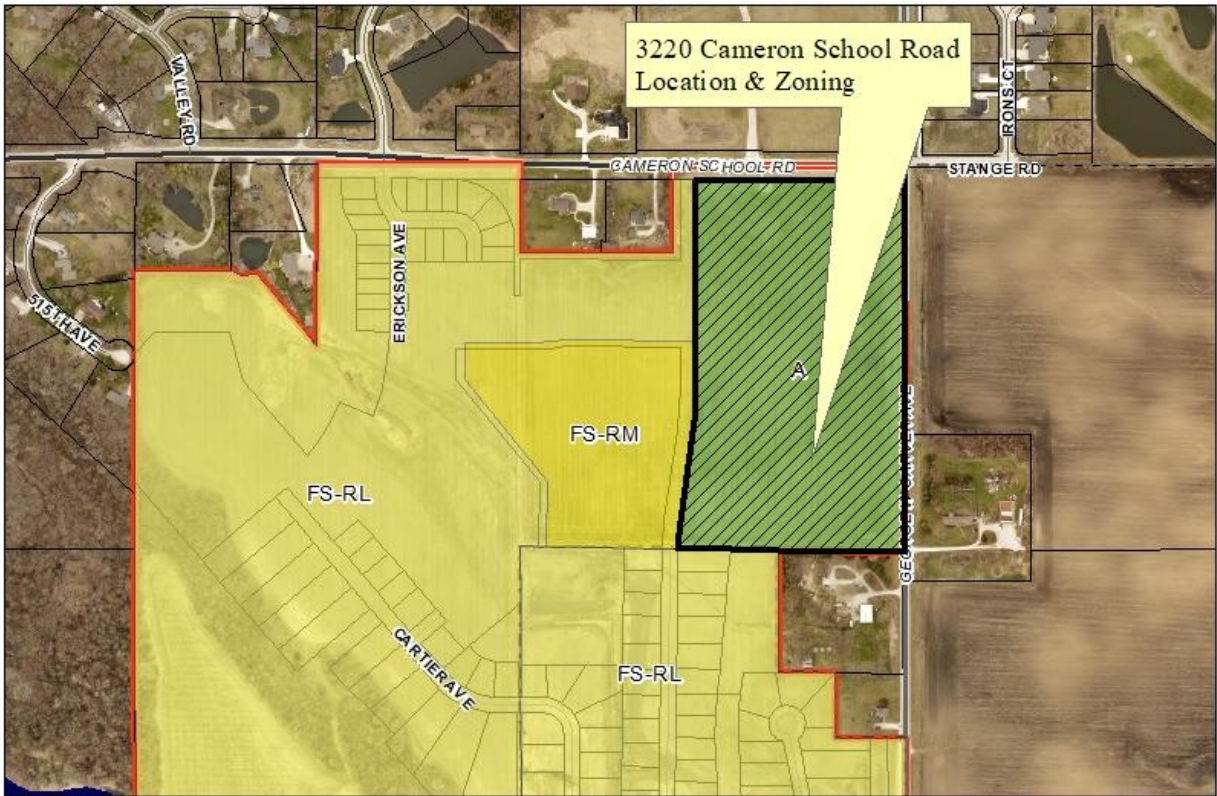


3220 Cameron School Road Location Map

Legend

- PARCELS
- STREET LABELS - ALL @ 50000FT
- Private
- ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy

Attachment B – Current Zoning

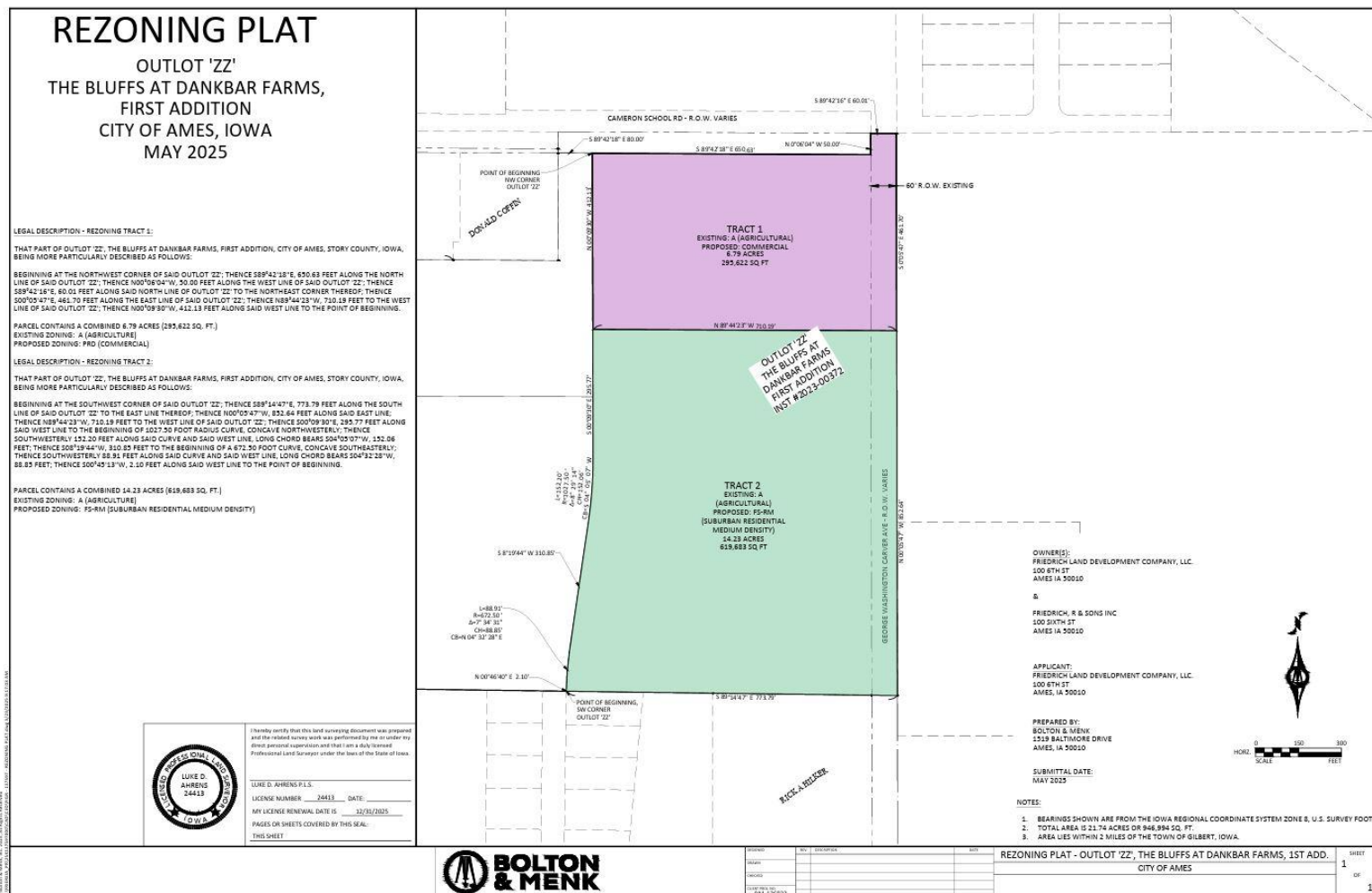


3220 Cameron School Road
Location & Current Zoning

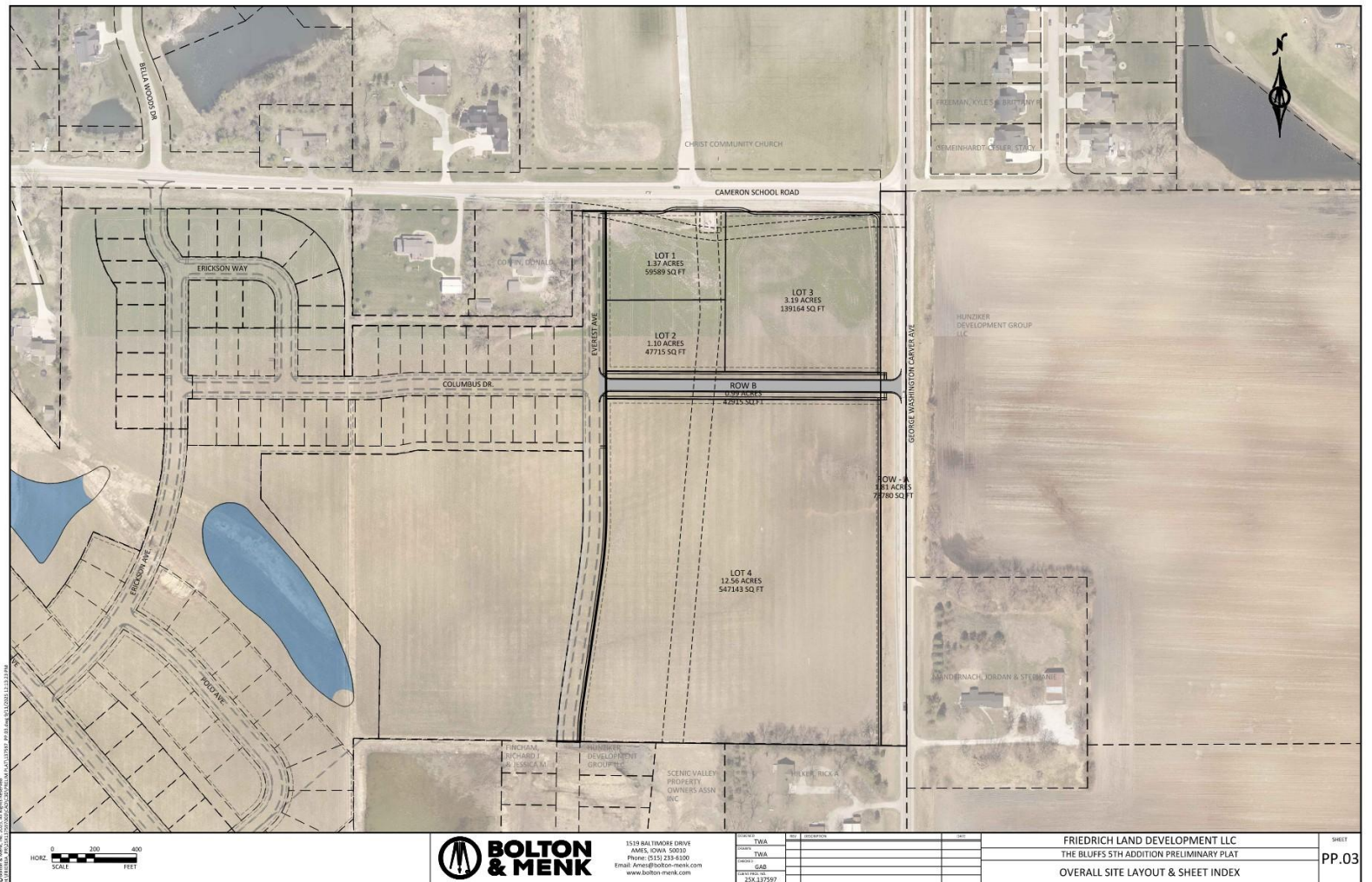


- Legend**
- Zoning District**
- Agriculture**
- Agricultural Zone "A" (sec 29.800)
- Floating Zones**
- Suburban Residential Zone Residential Low Density "FS-RL" (sec 29.1202(4)-1)
 - Suburban Residential Zone Residential Medium Density "FS-RM" (sec 29.1202(4)-2)
 - Planned Residence District "F-PRD" (sec 29.1203)
- City Limits**
- Natural Areas
 - Parks
- PARCELS**
- STREET LABELS - ALL @ 50000FT**
- Private
 - ISU Road
 - City Road
 - County Secondary
 - County Hwy
 - State Hwy
 - US Hwy
 - US Interstate Hwy

Attachment B- Proposed Master Plan



Attachment C- Preliminary Plat



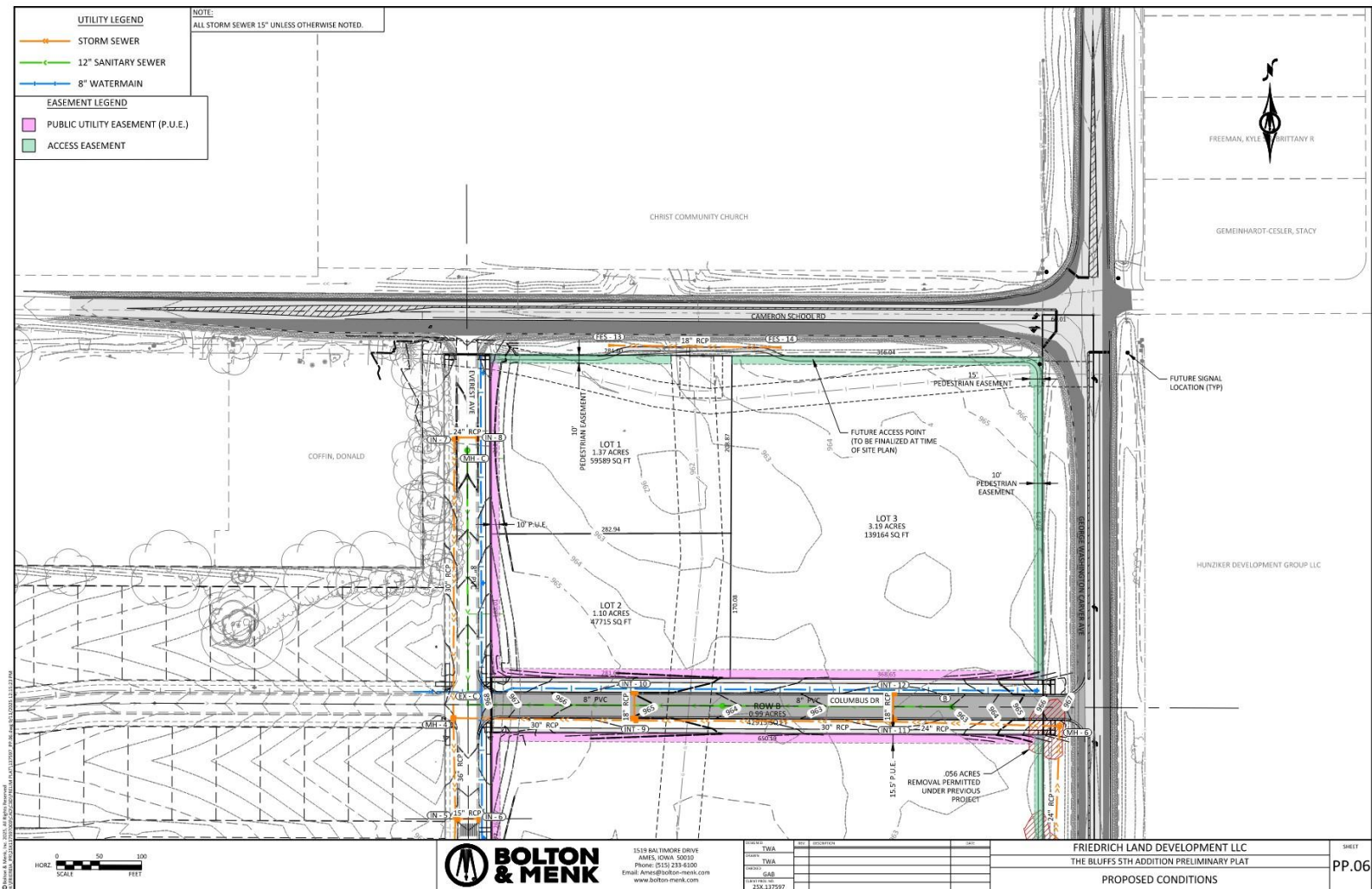
1519 BALTIMORE DRIVE
ANNES, IOWA 50019
Phone: (515) 283-4100
Email: jmenk@bolton-menk.com
www.bolton-menk.com

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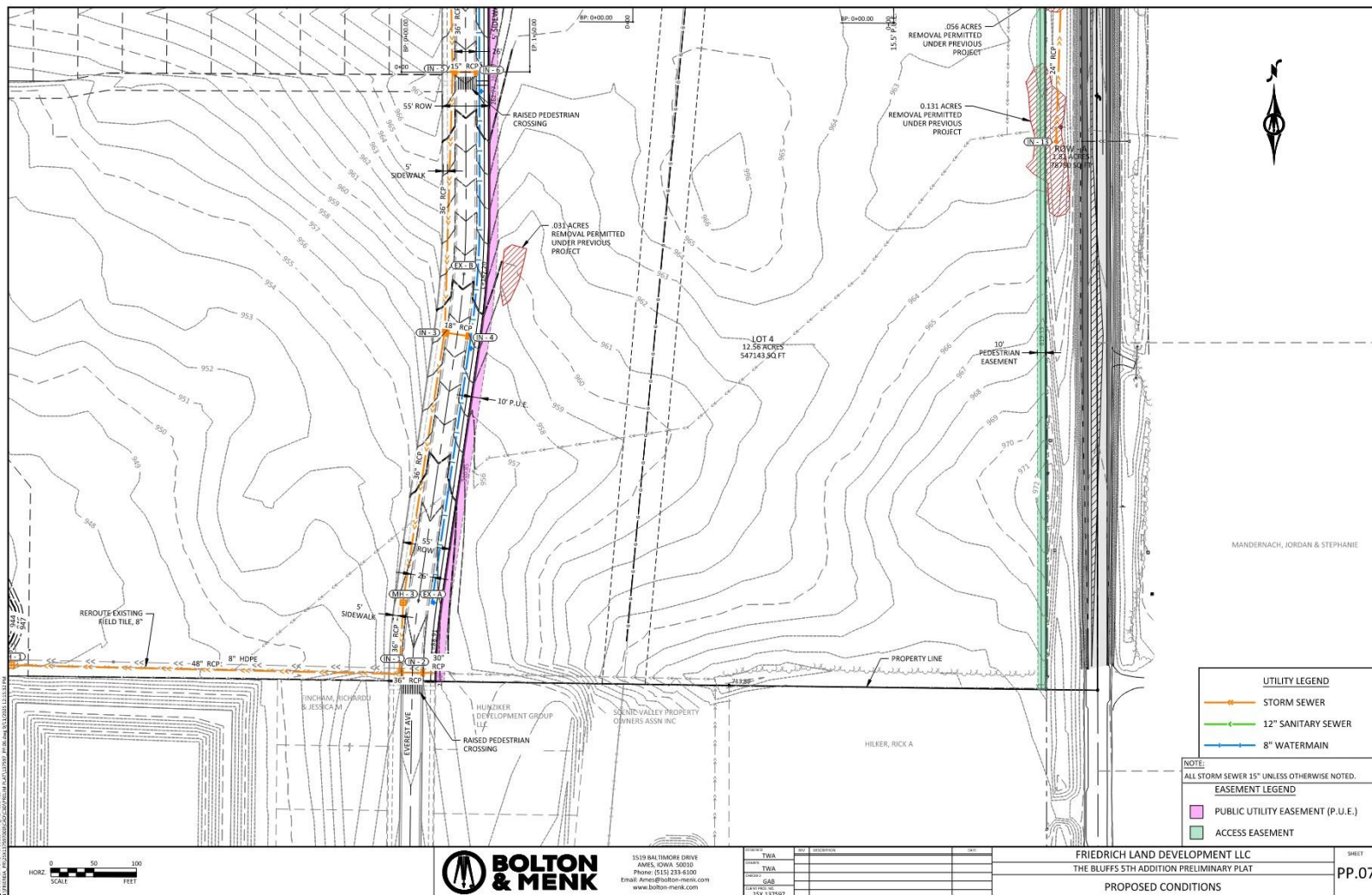
FRIEDRICH LAND DEVELOPMENT LLC
THE BLUFFS 5TH ADDITION PRELIMINARY PLAT
OVERALL SITE LAYOUT & SHEET INDEX

SHEET
PP.03

Attachment C- Cont.



Attachment C- Cont.



Attachment D - Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

- (3) *Planning and Zoning Commission Review:*
 - (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
 - (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.