



# Village Residential (F-VR) Development

## *Application Packet*

1. **Application Packet.** *Be sure to complete and submit **all the required materials** that are a part of this Application Packet. Failure to do so will result in a delay in accepting your application until it is complete.*

The “Application Packet” for a *Village Residential Development* includes the following:

- **Property Information Form** (*This form must be signed and submitted with the materials for the Pre-application Conference.*);
- **Checklist for Pre-application Conference** (*All of this information must be submitted prior to scheduling the Pre-application Conference.*);
- **Application Form** (*This form must be filled out completely for all applications.*);
- **Supporting Information**
  - Development Principles (*Each Principle must be addressed.*)
  - Floating Zone Uses
  - Supplemental development standards
  - Rezoning (*All of the information listed on the checklist must be provided*);
- **Architectural Design Guidelines Checklist** (*This form must be filled out completely for all applications*);
- **Major Site Development Plan Checklist** (*Use this Checklist to prepare the Major Site Development Plan.*);
- **Permission to Place a “Zoning Action Pending” Sign on Private Property** (*This form must be signed by the property owner.*); and,
- **Graphic Addendum** (*Use the attached graphics to assist in the layout and design of the Village Residential Development.*).

2. **What must be submitted?**

***For the Pre-application Conference:***

- The completed *Property Information Form*.
- All of the information specified on the *Checklist for the Pre-application Conference*.

***For submittal of a request to approve a Village Residential Development:***

- One (1) completed and signed *Application Form*.
- A written explanation of how the proposal for a Village Residential Development meets each of the Development Principles described in the *Supporting Information*.
- All of the information requested on the *Supporting Information for Rezoning* form.

- Seven (7) copies of the *Major Site Development Plan*, drawn to scale on a sheet no larger than 24" x 36" and one (1) reduced copy of the *Major Site Development Plan* no larger than 11"x 17".
- Additional materials, as specified on the *Major Site Development Plan Checklist*.
- The form that grants: *Permission to Place a Zoning Action Pending Sign on Private Property*, including the property owner's signature.
- The required fee of \$\_\_\_\_\_.

***No application will be accepted unless it complies with all the submittal requirements. Applications that are incomplete will be returned to the applicant without further review.***

### 3. **What is the process?**

- For the Pre-application Conference, submit all required items to the Department of Planning and Housing.
- A Pre-application Conference will be scheduled with staff from the Department of Planning and Housing, Public Works Department, and other staff, as necessary.
- Following the Pre-application Conference, submit all required items for the proposed Village Residential Development to the Department of Planning and Housing ***on or before 9:00 a.m., Tuesday at least 15 days prior to a Planning and Zoning Commission meeting.***
- At 10:30 a.m., Tuesday, ***the Development Review Committee (DRC) will conduct a preliminary review of the Major Site Development Plan*** and make preliminary comments that are faxed and/or mailed to the Contact Person.
- On Friday, beginning at 8:30 a.m., the Development Review Committee (DRC) will meet with the Contact Person and review the *Major Site Development Plan* for code compliance. ***(The contact person will be notified of the exact meeting time and location prior to the Friday meeting.)***
- Once the Development Review Committee (DRC) has made a determination of compliance with all applicable provisions of the Ordinance, the ***DRC will forward their recommendations to the Planning and Zoning Commission*** in a report prepared by the Department of Planning and Housing.
- The ***Planning and Zoning Commission will conduct a public hearing***, consider comments from the public, and ***make a written recommendation to the City Council***, giving reasons to accept, modify, or deny the application for the Major Site Development Plan. Within 30 days of the hearing, the Commission shall submit written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial, or modification of the application.
- The ***City Council will consider the application at a public hearing and approve, modify, or deny the Major Site Development Plan within 60 days of the public hearing.*** When acting upon an application for *Major Site Development Plan* approval, the City Council shall rely upon generally accepted site planning criteria and design standards, set forth in Section 29.1502(4)(d).
- ***Approval is valid for one (1) year from the date of approval.*** The applicant is also responsible for obtaining all other approvals, in writing, required by all other local, state, and federal agencies. A Building/Zoning Permit may be issued once all other required approvals have been received.

- **Notice of a Zoning Map change shall be made by mail, publication and posting, and at least 7 days notice must be given.** In no case shall the public hearing be held earlier than the next regularly-scheduled City Council meeting following the notice.
  - The **City Council conducts a public hearing on the rezoning request.** In order for the rezoning to take effect, the **Council must approve the rezoning at three separate readings.** The first reading may be held at the same time as the public hearing. The second and third readings are held at subsequent City Council meetings.
  - The **City Council may impose reasonable conditions** on map amendments in accordance with Section 414.5 of the Iowa Code.
4. **Commission and Council Meetings.** The *Commission* regularly meets on the **first and third Wednesdays of the month** at 7:00 p.m. in the City Council Chambers.

The *City Council* generally meets on the **second and fourth Tuesdays of the month** at 6:00 p.m. in the City Council Chambers.

5. **Where should submittals be made?**

- Submit the completed *Village Residential (F-VR) Development Application Packet* to the:

Department of Planning and Housing  
City Hall, Room 214  
515 Clark Avenue  
Ames, Iowa 50010

**IF YOU HAVE ANY QUESTIONS WHILE COMPLETING THIS APPLICATION  
PLEASE CONTACT THE DEPARTMENT OF PLANNING AND HOUSING**

Phone: 515-239-5400  
FAX: 515-239-5404  
E-Mail: [planning@cityofames.org](mailto:planning@cityofames.org)

# Village Residential (F-VR) Development

## *Property Information Form*

(This form must be filled out completely and submitted with the materials indicated on the Pre-application Conference Checklist.)

1. **Property Address:** *(as obtained from applicable City or County records)*

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2. **General Location** for this proposed *Village Residential Development*:

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3. **Project Name and Project Description:**

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4. **Property Owner:**

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Business:

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Address:

(Street)

(City)

(State)

(Zip)

Telephone:

(Home)

(Business)

(Fax)

5. **Applicant:**

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Business:

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Address:

(Street)

(City)

(State)

(Zip)

Telephone:

(Home)

(Business)

(Fax)

6. **Contact Person:** \_\_\_\_\_

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

E-mail address: \_\_\_\_\_

*I (We) certify that I (we) have submitted all the required information, as described on the Checklist for a Pre-application Conference and that the information is factual.*

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Print Name

*(Note: No other signature may be substituted for the Property Owner's Signature.)*

# Village Residential (F-VR) Development

## *Checklist for Pre-application Conference*

(This form must be filled out completely before your application will be accepted.)

***The following information shall be submitted to the City as part of the Pre-application Conference:***

- The name of the proposed subdivision;
- The name, address, and other pertinent information about the property owner, the applicant, or other preparer of the proposal for a Village Residential Development;
- North arrow and the preparation or submission date;
- The general location, areas, and configuration of any lots to be platted by the proposed subdivision;
- The general location of any existing highways, streets, alleys, and the general location and layout of any proposed highways, streets, alleys to be reserved or dedicated for public use on, or abutting, the area to be subdivided;
- The general location of any existing or proposed infrastructure including water mains, sanitary sewer mains, storm sewer mains, and facilities and other infrastructure;
- The location and character of all existing utility easements on or abutting the area of land proposed to be subdivided;
- An indication of the land use of each lot in sufficient detail to determine compliance with the requirements of the Zoning Ordinance and other requirements of the City;
- The pattern of surface water drainage on the tract; and,
- The development potential of abutting property.

# Village Residential (F-VR) Development Application Form

(This form must be filled out completely before your application will be accepted.)

1. **Property Address** (from City or County records) for this proposed *Village Residential Development*: \_\_\_\_\_

2. **General Description of the Location** for this proposed *Village Residential Development*:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **Legal Description:** (attach, if lengthy) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Project Name and Project Description:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Property Owner:** \_\_\_\_\_

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

6. **Applicant:** \_\_\_\_\_

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

7. **Contact Person:** \_\_\_\_\_

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

E-mail address: \_\_\_\_\_

**When acting upon an application for approval of a proposal for a *Village Residential Development*, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards, as set forth in Section 29.1502(4)(d) of the Zoning Ordinance, are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum to safeguard the public health, safety, aesthetics, and general welfare.**

Obtaining approval of a proposal for a *Village Residential Development* does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, NPDES permits, and any and all required permits for all other applicable agencies.

***I (We) certify that I (we) have submitted all the required information to apply for approval of a proposal for a Village Residential Development and that the information is factual.***

*I (We) the undersigned do hereby respectfully request that the Ames City Council grant approval of the proposal for a **Village Residential Development** to be located at the property address/general location described above.*

**Signed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Property Owner(s)**

\_\_\_\_\_  
**Print Name**

***(Note: No other signature may be substituted for the Property Owner's Signature.)***



# Village Residential (F-VR) Development

## *Supporting Information*

### **F-VR Development Principles**

(This form must be filled out completely before your application will be accepted.)

Property that is developed according to the F-VR requirements shall create a development pattern that adheres to the following development principles, as set forth in Section 29.1201(2) of the Zoning Ordinance, which are listed below:

*(Note: The applicant's explanation of how the request meets each development principle may be attached on a separate sheet if sufficient space is not provided.)*

1. ***Neighborhoods that are limited in area to that which can be traversed in a 10 to 15 minute walk (a distance not greater than ¼ mile) promoting pedestrian activity.***

Explain how the proposal meets this Development Principle.

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2. ***Neighborhoods that have identifiable centers and edges.***

Explain how the proposal meets this Development Principle.

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3. ***A mixture of housing, jobs, shopping, services, and public facilities in close proximity to one another.***

Explain how the proposal meets this Development Principle.

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- 4. ***Well defined and detailed system of interconnected streets creating small blocks that serve the needs of pedestrians, bicyclists, public transit and automobiles equitably.***

Explain how the proposal meets this Development Principle.

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- 5. ***Well defined squares, plazas, greens, landscaped streets, greenbelts, and parks to provide places for formal social activity and recreation.***

Explain how the proposal meets this Development Principle.

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- 6. ***Civic buildings, open spaces and other visual features on prominent sites throughout the neighborhood that act as landmarks, symbols, and focal points for assembly for social and cultural activities.***

Explain how the proposal meets this Development Principle.

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- 7. ***Visually compatible buildings and other improvements, as determined by their arrangement, bulk, form, character, and landscaping.***

Explain how the proposal meets this Development Principle.

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8. ***Private buildings that reflect the unique character of the region, that form a consistent, distinct edge defining the border between the public streets and the private block interior.***

Explain how the proposal meets this Development Principle.

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9. ***Provide building design standards that promote pedestrian mobility over vehicular mobility.***

Explain how the proposal meets this Development Principle.

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# Village Residential (F-VR) Development

## *Supporting Information*

### F-VR Floating Zone Uses

(This form must be filled out completely before your application will be accepted.)

Property that is developed according to the F-VR requirements shall include uses that are set forth in Section 29.1201(5) of the Zoning Ordinance. Using the table below, check which of the following uses are proposed to be included in each of the three areas that are required to be part of a Village.

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
<b>RESIDENTIAL:</b>			
Country House			
Village House			
Village Cottage			
Single Family Attached (Side-yard House)			
Single Family Attached (Row House)			
Village Apartment			
Garden Apartments, if previously approved			
<b>COMMERCIAL:</b>			
Apothecary Shop			
Artist Studio and accessory gallery			
Banks			
Barber Shops			
Beauty Shops			
Car Wash			
Convenience Store with gas			
Dance Studio			
Dry Cleaner			
Dwellings above the first floor			
Hardware store			
Grocery, Bakery, Delicatessen, or similar Retail Stores			
Office Uses			
Pottery Shops			
Retail Sales, as defined in Section 29.502 of the Municipal Code			
Restaurants, excluding drive through service			
<b>OTHER USES:</b>			
Child Day Care Facilities			
Community Facilities, except vocational training for handicapped			
Essential Public Services			
Religious Institutions			
Schools, limited to public and private day schools			

# Village Residential (F-VR) Development

## *Supporting Information*

### F-VR Supplemental Development Standards

(This form must be filled out completely before your application will be accepted.)

Property that is developed according to the F-VR requirements shall adhere to the Supplemental Development Standards as provided for in Section 12.1201(6) of the Zoning Ordinance. Please provide the information as requested in the following questions that relate to the Village Residential Floating Zone Supplemental Development Standards.

1. What is the total size (gross acres) of the *Village Residential* project proposed?  
**(Not less than 40 acres nor more than 160 acres)**

\_\_\_\_\_Acres

2. Indicate the name of the **arterial street**, as identified in the approved **Transportation Master Plan for the City of Ames** (dated December 19, 2000), that the proposed Village Residential project is adjacent to:\_\_\_\_\_

3. Does an **arterial street bisect the proposed Village?**

Yes

No

4. If an arterial street does bisect the proposed Village, **describe what measures have been designed into the design of the Village to offset the negative effect of the arterial street.**

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5. Indicate the **average net density of all residential land uses** within the Village, which must be equal to or greater than eight (8) dwellings per net acre.

*(Average net density is determined by dividing the total number of proposed dwelling units by the net acres of the site. This will yield dwelling units per net acre. Net acres are obtained by subtracting the area of all street rights-of-way, public and private open space, detention areas, floodplain areas, steep slope areas, and environmentally sensitive areas from the gross acreage of the site.)*

Average Net Density of all Residential Land Uses: \_\_\_\_\_ dwelling units per net acre.

6. Indicate the **development intensity of all commercial land use** within the Village, which must be equal to or less than 70% of the commercially developed land area.

*(Intensity is obtained by calculating the land area devoted to commercial buildings, parking lots proposed for commercial uses, and other impervious surfaces and then dividing that area by the gross land area proposed to be used for commercial land use.)*

Development Intensity of all Commercial Land Use: \_\_\_\_\_%

7. Using the following table, **indicate the residential land use allocation** (how many of each type) that is proposed for the Village and the percentage that each type represents of the total dwelling units proposed. Using the formula in this table, **calculate the projected population** for each residential use type.

<b>Residential Use Type</b>	<b>Number of Proposed Dwelling Units</b>	<b>Percentage of all Proposed Dwelling Units</b>	<b>Projected Population by Residential Use Type</b>
Country House			3.2 x dwelling units = _____
Village House			3.2 x dwelling units = _____
Village Cottage			3.2 x dwelling units = _____
Single Family Attached (Side-yard House)			2.5 x dwelling units = _____
Single Family Attached (Row House)			2.5 x dwelling units = _____
Village Apartment			2.5 x dwelling units = _____
<b>TOTAL</b>		<b>100%</b>	<b>Total Projected Population = _____</b>

8. Indicate the total land area in acres that is proposed to be devoted to **commercial land use**, which is not to exceed eight (8) gross acres total.

\_\_\_\_\_Acres

9. Indicate the total gross acres of land area devoted to **park and open space uses**, which is to be equal to or greater than 10% of the total gross area of the Village.

\_\_\_\_\_Acres

\_\_\_\_\_Percentage (%) of Total Land Area

10. Using the following table, **indicate the proposed "build-to-line"** (in feet) for each of the following types of use of land that are proposed to be used in the Village. Build-to-lines shall adhere to the requirements as specified in the Urban Regulations provided for in Section 29.1201(7) of the Municipal Code.

<b>USE CATEGORY</b>	<b>NEIGHBORHOOD CENTER</b> Proposed Build-to-Line	<b>NEIGHBORHOOD GENERAL</b> Proposed Build-to-Line	<b>NEIGHBORHOOD EDGE</b> Proposed Build-to-Line
<b>RESIDENTIAL:</b>			
Country House	NA	NA	
Village House	NA		
Village Cottage			NA
Single Family Attached (Side-yard House)			NA
Single Family Attached (Row House)			NA
Village Apartment		NA	NA
<b>COMMERCIAL:</b>		NA	NA
<b>OTHER USES:</b>			
Child Day Care Facilities			NA
Community Facilities, except vocational training for handicapped		NA	NA
Essential Public Services			NA
Religious Institutions		NA	NA
Schools, as limited	NA		

11. The design of the Village project must meet the **Lot and Block Design Standards** as provided for in Section 29.1201(6). Please indicate appropriate response of **"Yes", "No", or "Not Applicable"** to each of the following lot and block design standards with respect to the proposed Village project.

<b>Design Standard</b>	<b>Yes</b>	<b>No</b>	<b>Not Applicable</b>
Streets and alleys terminate with other streets within the project.			
Streets connect to existing streets outside the project.			
Street and block design creates blocks of no more than 660 feet.			
Street design creates a hierarchical street system.			
No cul-de-sac except for unusual physical conditions.			
Streets terminating with other streets are to be locations for significant buildings or uses.			
Curved streets maintain the same general direction.			
Alleys proposed for all lots of less than 60 feet in width.			
Lots of less than 60 feet are subdivided into sub-lots of 12 feet in width.			
All corner lot conditions adequately designed into the Village project.			

# Village Residential (F-VR) Development

## Supporting Information for Rezoning

(This form must be filled out completely before your application will be accepted.)

As part of the process of rezoning property to **F-VR**, the City Council must make the following findings. Please explain how the rezoning proposal meets each of the items listed below.

(Note: The applicant's explanation of how the rezoning request meets each of the items listed below may be attached on a separate sheet if sufficient space is not provided.)

**1. The designation is consistent with the Land Use Policy Plan (LUPP).**

Explain how the proposal meets this requirement for rezoning.

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**2. The development complies with the requirements of Section 29.1201, "F-VR" Village Residential Zone.**

Explain how the proposal meets this requirement for rezoning.

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**3. The existing infrastructure (water, sanitary sewer, storm sewer, street, electric) system to be utilized by the land proposed to be zoned F-VR has the capacity to support the development contemplated.**

Explain how the proposal meets this requirement for rezoning.

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***The following additional information must be submitted with a Request for Rezoning to Village Residential (F-VR):***

1. **Current zoning** of the subject property: \_\_\_\_\_.
2. The **land area** (measured in square feet and/or acres) proposed for rezoning: \_\_\_\_\_.
3. A **map** (please attach) that includes the following:
  - Drawn to scale;
  - Date of submittal;
  - North arrow; and,
  - Boundaries of the property proposed for rezoning.

# Village Residential (F-VR) Development

## Architectural Design Guidelines Checklist

(This form must be filled out completely before your application will be accepted.)

Property that is developed according to the F-VR requirements shall involve the construction of structures that adhere to a series of Architectural Guidelines proposed by the developer of the property that guide the construction of the following architectural features. **Complete the following table to indicate that architectural guidelines have been created which guide the architectural features listed.**

Residential Structures			Commercial Structures		
Architectural Feature	Yes	No	Architectural Feature	Yes	No
References to overall styles			Exterior wall line guidelines		
Building massing			Exterior material guidelines		
Exterior wall form and materials			Exterior door requirements		
Roof form and materials			Glazing requirements		
Exterior building trim form and materials			Awning and balcony requirements		
Door form and materials			Commercial building corner requirements for corner conditions		
Window form and materials			Proportions for exterior design features		
Front porch form and materials			Signage requirements		
Bay window form and materials (if applicable)			Sidewalk furniture and exterior treatment guidelines		
Balcony form and materials					
Chimney form and materials					

# Village Residential (F-VR) Development

## Major Site Development Plan Checklist

(This form must be filled out completely before your application will be accepted.)

**The applicant shall provide seven (7) copies of a Major Site Development Plan which includes the information described below, as set forth in Section 29.1502 of the Zoning Ordinance.**

- Seven (7) copies of a Major Site Development Plan, drawn to scale on a sheet not to exceed 24" x 36", and one (1) reduced copy no larger than 11" x 17".
- The Major Site Development Plan must be prepared by a Civil Engineer, a Land Surveyor, a Landscape Architect, or an Architect. The site plan must be certified as "substantially correct" by a Professional Engineer, Land Surveyor, Landscape Architect, or Architect, licensed by the State of Iowa, **showing the following information as of the date of the application.**
- Name(s) and address(es) of the applicant(s).
- Name(s) and address(es) of the owner(s) of record of the property.
- Name and address of the person or firm preparing the site plan.
- Property address(es).
- Date of preparation.
- North arrow.
- Scale: The scale shall not be less than 1"=10', and no greater than 1"=60', unless an alternate scale is approved by the Director of the Department of Planning and Housing.
- Legal description.
- Dimensions and area of the entire parcel, and the area of each proposed lot.
- Size, location and use of all existing buildings to remain or to be removed.
- Indicate the number of principal structures on each proposed lot. This shall be shown in a table.

- For each phase of the development that is proposed for construction, at this time, the following information is required:
  - Setback distance to property lines;
  - Typical exterior dimensions of each building;
  - Location of entrances;
  - Total number of dwelling units;
  - For all principal structures with more than one dwelling unit, indicate the minimum and maximum number of proposed units in each structure; and,
  - Number of stories by building type.
- Zoning designation of the property.
- Proposed use of each lot in the proposed development in sufficient detail to determine code compliance.
- Approximate location of rights-of-way, easements, walkways, driveways, curb cuts, and transit stops.

*If the project is located along U.S. Highway 69, access to U.S. 69 shall be reviewed by the I.D.O.T. and a meeting shall be held that includes I.D.O.T. staff, the City traffic engineer, other appropriate City staff, the developer, and the developer's plan preparer to agree on access prior to the submittal of the site plan.*
- Existing and proposed location and size of sanitary sewer mains, and existing septic tanks and leaching fields to be removed.
- Existing and proposed location and size of water mains, hydrants, and existing water wells to be abandoned.
- Existing and proposed location and size of electric distribution lines, high-pressure gas lines, high tension electric transmission lines, telephone lines and other private utility lines.
- Existing and proposed location and size of storm drainage facilities on the property and adjacent to the property.
- Location, grade, and dimensions of all existing paved surfaces and of all abutting streets.
- Existing and proposed contours at 2-foot intervals, based on City datum.
- Location of existing and proposed outdoor trash and dumpster areas and methods for screening such areas.
- Location and type of all existing signs and proposed development signs.
- Location of water bodies, watercourses, swamps and flood-prone areas with delineated channel encroachment lines, wetland boundary lines, 100-year flood plain boundary line, and floodway boundary line.

- When an application is located in a flood-prone area, include existing and proposed site grades, base flood elevation data, finished floor elevations, and any proposed watercourse relocation.
- When an application for development involves 0.5 acres, or more, of cumulative disturbed area(s), a Sediment Erosion Control Plan shall be submitted. However, such a Plan may be required for applications with disturbed land of less than 0.5 acres, if deemed necessary by the Planning Director.
- Location of natural features including: existing trees, rock outcrops, and landslide areas.
- Storm water management plan, including storm water calculations supporting the design. Such plan shall show grades and/or elevations, direction of surface flow, detention and/or retention areas, outlet control structures, and devices.
- A Street Tree Plan that includes:
  - Tree species;
  - Location and spacing of street trees;
  - Quantity of each type of street tree; and,
  - Size of each street tree (caliper) at the time of planting.
- The location of fences and walls, where applicable.
- Traffic impact studies, soil tests, utility capacity analysis, and other similar information if deemed necessary by the Department of Planning and Housing to determine the feasibility of the proposed development.
- Two (2) copies of typical architectural drawings of all principal buildings or structures proposed for each lot, other than single-family detached dwellings, at a scale not to exceed 1/8"=1', including:
  - All exterior wall elevations, indicating floor heights, overall building height, and fenestration.
- For Village Residential projects that are to develop in phases, the applicant shall provide a phasing plan indicating areas to be developed in each phase and the time frame for the development of each phase.

# Village Residential (F-VR) Development

## *Permission to Place a “Zoning Action Pending” Sign on Private Property*

(This form must be filled out completely before your application will be accepted.)

Section 29.1500(2)(d)(iii) of the Zoning Ordinance, requires that **notice shall be posted by the City on the subject property**. One notice sign shall be posted for each property. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets **prior to the public hearing**.

The owner of property at \_\_\_\_\_ hereby grants the City of Ames permission to place “Zoning Action Pending” signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

*I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission, Zoning Board of Adjustment, or the City Council, and may remain on the property until the request has been approved or denied by the City.*

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Print Name  
(Note: No other signature may be substituted for the Property Owner’s Signature.)

# **Graphic Addendum**

The attached graphics are intended to assist the user in understanding the requirements for design and placement of residential and commercial structures in a Village Residential Development.