

Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC

Application Packet

1. **Application Packet.** *Be sure to complete and submit **all the required materials** that are 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 an *Exception to the Minimum Requirement for Two-Story Buildings and FAR in the DSC* includes the following:

- Application Form (*This form must be completed for all applications*)
 - Supporting Information (*Each standard listed must be addressed*)
 - Site Development Plan Checklist (*Use this checklist to prepare the Site Development Plan*)
 - Permission to Place a “Zoning Action Pending” Sign on Private Property (*This form must be signed by the property owner*)
2. **Board Meetings.** *The Zoning Board of Adjustment considers the facts presented by the appellant in the application and testimony given under oath at the public hearing, and makes the final decision, based on the standards in the Ordinance. The **Board meets on the second Wednesday of the month at 6:00 p.m. in the City Council Chambers.** Additional meetings may be held on the fourth Wednesday of the month from April through October.*
 3. **Application Process/Fee.** *The process for an Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC is as follows:*

VARIANCE, EXCEPTION, AND SPECIAL HOME OCCUPATION APPLICATION PROCESSING SCHEDULE				
Submittal Date	Notice of Application Completeness	Staff Comment to Applicant	Additional Information Submitted (if applicable)	Zoning Board of Adjustment Review
Determined by applicant	Within 3 working days of submittal	Within 3 working days of notice of complete application	Determined by applicant	Between 12 & 26 days after final revisions submitted, or after request to process as is.
	If application is incomplete, process begins anew on submittal date of new information.	If no additional information required, project will be scheduled for ZBA review within 12-26 days of final staff comments.	Staff response to additional information within 3 working days of submittal. Applicant may provide information or request to process as is.	Number of days depends upon both date of submittal and the number of weeks in a month.

All required information and materials must be filed with the:

Department of Planning & Housing
City Hall – Room 214
515 Clark Avenue, P.O. Box 811
Ames, Iowa 50010

The filing fee is required at the time the application is submitted. The amount of the filing fee is available from the City Clerk's Office or from the Department of Planning & Housing.

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

Phone: 515-239-5400
FAX: 515-239-5404
E-mail: planning@cityofames.org

Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC

Application Form

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

1. **Property Address** for this *Exception to the Minimum Requirement for Two-Story Buildings and minimum FAR in the DSC*:

2. *I (We) the undersigned, do hereby respectfully request the Ames Zoning Board of Adjustment to grant an Exception to the Minimum Requirement for Two-Story Buildings and minimum FAR in the DSC to allow:*

at the property address listed above.

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

4. **Property Owner:** _____

Business: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Home) (Business) (Fax)

5. **Applicant:** _____

Business: _____

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: _____

This Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC will not be granted unless sufficient facts are presented with the application, and at the Zoning Board of Adjustment meetings, to support a finding that all the standards for granting an Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC have been met.

Obtaining this *Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC* does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

I (We) certify that I (we) have submitted all the required information to apply for an Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC 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.)

Exception to the Minimum Requirement for Two-Story Buildings and Minimum Floor Area Ratio in the DSC

Supporting Information

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

The Zoning Board of Adjustment cannot approve an Exception to the Minimum Requirement for Two-Story Buildings and Minimum FAR in the DSC unless all of the standards are met. In order to facilitate review of this application for an Exception, the applicant must address each of the Standards set forth in Section 29.808(4) and 29.1506(4)(5) of the Zoning Ordinance.

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

1. **Standards for the granting of an Exception to the Minimum Requirement for Two-Story Buildings and Minimum FAR in the DSC for new construction.** The *Zoning Board of Adjustment* shall review each application for the purpose of determining that each proposed Exception for new construction to the minimum requirement for two-story buildings and minimum Floor Area Ratio, in the DSC zone, meets all of the following standards:

(a) ***Physical circumstances exist for the property which result in a lot with a size and shape that is not conducive to a multi-story structure.***

Explain how the request meets this standard.

(b) ***It can be demonstrated that there is a direct benefit to the community to have a one-story structure, at the proposed location, as opposed to a multi-story structure.***

Explain how the request meets this standard.

2. **Standards for the granting of an Exception to the Minimum Requirement for Two-Story Buildings and Minimum FAR in the DSC for existing structures.** The *Zoning Board of Adjustment* shall review each application for the purpose of determining that each proposed Exception for existing structures to the minimum requirement for two-story buildings and minimum Floor Area Ratio, in the DSC zone, meets all of the following standards:

(a) The proposed project is an expansion or enlargement of an existing building and not for new construction.

Explain how the request meets this standard.

(b) The property has frontage on 6th Street. For properties on a through lot, existing buildings on the south half of the lot shall have a second story along the entire 5th Street frontage.

Explain how the request meets this standard.

(c) The proposed project retains or creates an active pedestrian street entrance.

Explain how the request meets this standard.

(d) The proposed project demonstrates a height and building placement that emphasizes an urban design of Main Street style development characterized by a height compatible with buildings in downtown and maintaining or creating a street edge with buildings.

Explain how the request meets this standard.

(e) The proposed project deemphasizes the quantity and visibility of surface parking spaces.

Explain how the request meets this standard.

(f) The proposed project has a minimum floor area ratio of 0.50.

Explain how the request meets this standard.

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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 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 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 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, a Land Surveyor, a Landscape Architect, or an Architect, licensed by the State of Iowa, ***showing the following information as of the date of the application.***

Note: With approval by City staff prior to submitting the Site Development Plan, it may be possible to exclude some of the following items from the Site Development Plan. Please place a check mark in the box in front of each item that is included as part of the application materials submitted for approval.

- 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 of the present lot and lot area, to the nearest one-tenth (1/10) of a foot
- Size and location of all existing and proposed buildings, additions, structures, and uses, including:
 - Setback distance to property lines
 - Exact exterior dimensions of each building
 - Location of entrances

- Number of dwelling units
- Square footage of each type of use
- Zoning designation of the property

- Proposed use of the property in sufficient detail to determine code compliance

- Existing and proposed location and size of sanitary sewer mains and service lines, or septic tank and leaching field

- Existing and proposed location and size of water mains, service lines and hydrants, and/or water well

- Existing and proposed location and size of electrical service (electrical riser diagram) and the location of high pressure gas lines, high tension transmission lines, and telephone 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 location and dimensions of parking areas, individual parking spaces and drive aisles, driveways, curb cuts, easements and rights-of-way, walkways, transit stops, bicycle parking areas, loading areas, dividers, curbs, islands, and other parking and drive improvements

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 contours at 2-foot intervals, based on City datum, when an application pertains to any new permanent detached building or structure (principal or accessory)

- Location of existing and proposed outdoor trash and dumpster areas and methods for screening such areas

- Location and type of all existing and proposed signs

- Evidence that the proposed work or activity will comply with the Outdoor Lighting Code. Specifically, the application shall include:
 - Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices

 - A detailed description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description shall include manufacturer's catalog cuts and drawings, including sections when requested.

 - Photometric data, such as that furnished by manufacturers, showing the angle of cut off or light emissions

- Location of waterbodies, 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, contours and elevations, base flood elevation data, top-of-foundation elevations, 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 landscape plan showing:
 - The location of plants
 - A plant list that includes:
 - The plant species
 - The quantity of each type of plant
 - The size of each plant at the time of planting
 - The location of fences and walls
- 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 architectural drawings of all new buildings or structures, or alterations, at a scale not to exceed 1"=8', showing the following information:
 - Name(s) of the applicant(s) and the owner(s) of record
 - Legal description and street address of the property
 - Numerical scale and date
 - All exterior wall elevations, indicating floor heights, overall building height, and fenestration
 - Building floor plans indicating existing and proposed usage, interior floor area, and/or patron floor area

- For Village Residential projects, Suburban Residential projects, or Planned Residence District 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
- A note to be placed on all site plans to read as follows: "All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way"
- Size of electrical service and one line drawing of the metering and electrical service
- Number of meters at each location
- Preferred voltage required for the building
- Preferred location of the electrical service

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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.)