

**COUNCIL ACTION FORM**

**SUBJECT: MASTER PLAN DETERMINATION IN CONJUNCTION WITH  
PENDING FS-RM REZONING APPLICATION FOR PARCEL  
BETWEEN G.W. CARVER AVENUE AND STANGE ROAD**

**BACKGROUND:**

Heartland Baptist Church owns a 38-acre parcel bounded by Stange Road, Bloomington Road, and George Washington Carver Avenue. A location map with the land use designations is included as Attachment 1. The property is zoned A-Agriculture. Heartland Baptist Church purchased the site with the intent of developing a new church on a majority of the site.

**Scenic Development seeks to purchase a 10-acre portion of that land from Heartland Baptist Church to develop a continuum of care facility comprised of senior housing, assisted living, and a skilled care unit. This is the same developer and type of development that was contemplated in conjunction with the pending annexation request for the Athen property.** The subject area of this current request is for the 10-acre portion along the south end of the Heartland Baptist Church property which extends from George Washington Carver Avenue to Stange Road.

Scenic Development is seeking a rezoning to FS-RM (Medium Density Suburban) to allow the development of senior living and care uses as a special use permit. Heartland Baptist Church wishes to retain the A-Agriculture zoning on the balance of the land for development of its future church. **The Municipal Code requires that, prior to submitting an application for a Floating Zone Suburban Low Density or Medium Density rezoning, the City Council shall determine whether it wishes to have a Master Plan prepared to accompany the rezoning request.** Scenic Development is requesting that determination with the letter in Attachment 2 so it may proceed with filing of its rezoning application.

Staff would also note that Scenic Development is hosting a neighborhood outreach meeting at the Somerset Clubhouse on October 8<sup>th</sup> at 6:30 p.m.

**Zoning Analysis:**

The Land Use Policy Plan designation for this site is Village/Suburban Residential. This designation supports a number of possible floating zone designations, including low density residential (FS-RL), medium density residential (FS-RM), planned residential development (F-PRD), and Village (F-VR). **The applicant intends to apply for FS-RM as it allows for the full range of uses desired by the applicant.**

An applicant may request an amendment of zoning for a property that is consistent with the underlying Land Use Policy Plan designation without first seeking City Council authorization. However, City Council has the discretion to require inclusion of a Master Plan as part of a FS-RL or FS-RM rezoning application requirement.

Section 29.1507.3(b) of the Municipal Code identifies the criteria by which the City Council may require a Master Plan as part of a rezoning application. **If any one of these conditions is met, the City Council may require a Master Plan. Alternatively, the City Council may decide that the size or scope of the project does not necessitate an accompanying Master Plan with a rezoning application.**

Under this Code section, a master plan may be required if a property:

1. Contains more than one type of housing unit and will be developed in phases;
2. Is located on land that is wetlands, flood plain, designated as Greenways or Environmentally Sensitive Area in the LUPP, conservation easement, or other documented sensitive condition or natural resource;
3. May require new or upgraded public improvements; or
4. Has specific conditions or situations that exist on or around the site that require "more careful consideration of how the layout and design of a site affects general health, safety, and welfare...."

The full text of the conditions on which a Master Plan may be required is found in Attachment 3. That attachment also contains the text of the ordinance describing the contents of a Master Plan. **A Master Plan is intended to provide a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. Further details would be developed later in the development process in regards to any required applications for a plat, special use permit, or site plan review.**

Based on an examination of the site and the preliminary conversations with the owner's representative, staff can offer the following comments:

1. The development will contain two housing types: Group living (which includes assisted living facilities as well as nursing and convalescent homes) and Household Living (which includes apartment buildings for seniors).
2. This site does not contain wetlands, flood plain, or other documented sensitive condition or natural resource. The LUPP does not designate this site as Greenway or Environmentally Sensitive Area.

3. There are several public improvements that will be required, most notably the construction of an additional southbound lane and multi-use path along Stange Road.
4. There is a high-pressure natural gas line on this site that will need to be accommodated during the development review and approvals.

In addition to the rezoning application, the applicant will also need to go through a preliminary plat and special use permit review to develop the intended project. Scenic Development will likely submit and seek approval of the preliminary plat and rezoning request concurrently. The final plat will follow at a later date.

**ALTERNATIVES:**

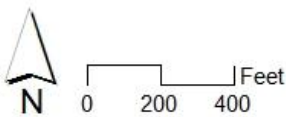
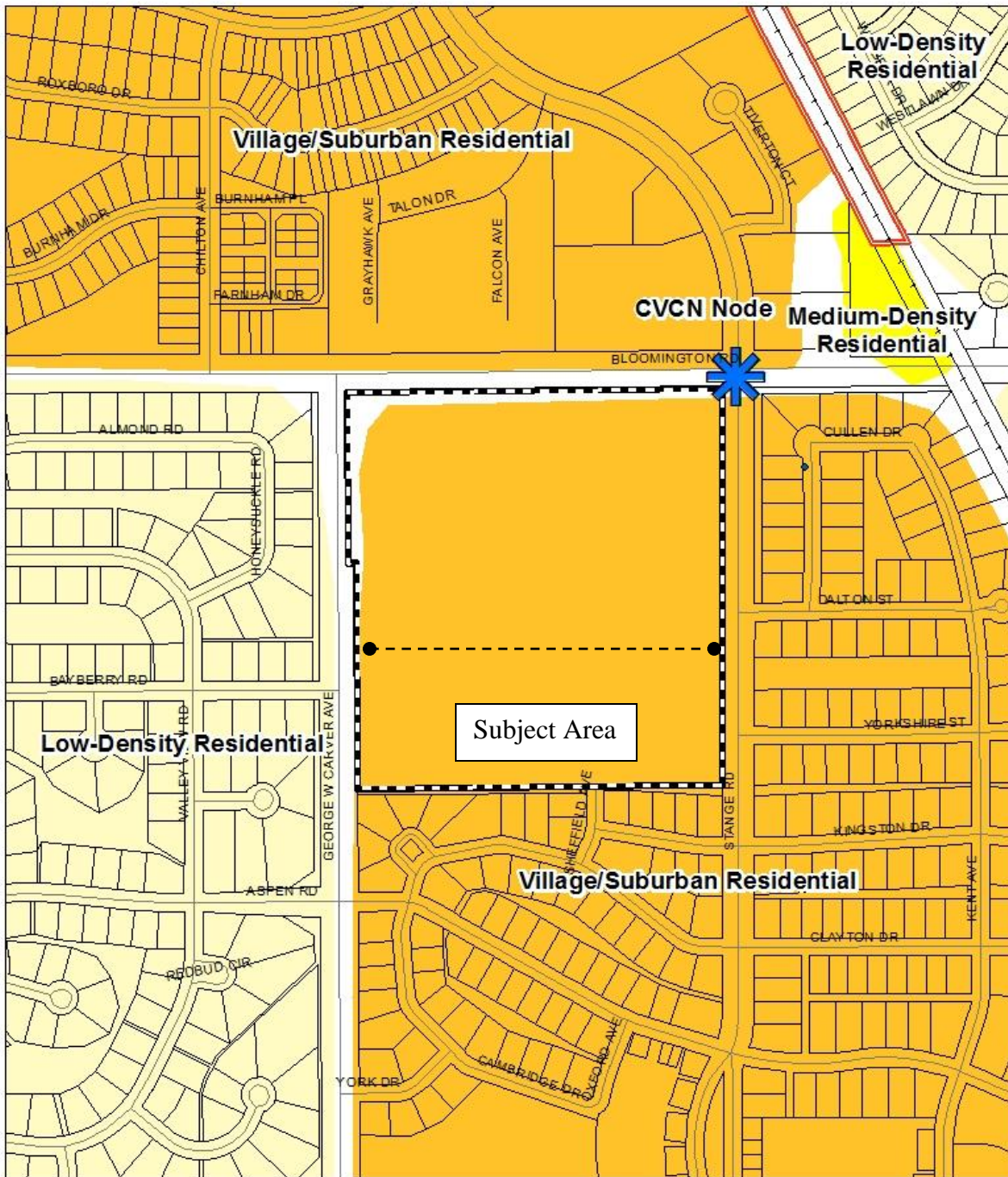
1. The City Council can require a Master Plan with the FS-RM rezoning application for the southern portion of the Heartland Baptist Church site.
2. The City Council can choose not to require a Master Plan with the FS-RM rezoning application for the southern portion of the Heartland Baptist Church site.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDED ACTION:**

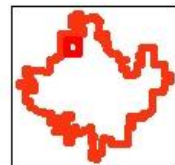
While a specific application for rezoning (and legal description) has not yet been submitted, from the applicant's letter it appears the proposed use and size fit the fourth criterion relating to need for careful consideration of the layout and design as it affects health, safety, and general welfare. The City Council may, therefore, require that a Master Plan be submitted along with the application for a rezoning.

**Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby requiring a Master Plan with the FS-RM rezoning application for the southern portion of the Heartland Baptist Church.**

Attachment 1



**Legend**  
[Dashed black box symbol] Subject Site



## Attachment 2



September 19, 2013

City of Ames  
ATTN: Mayor Campbell and Ames City Council  
515 Clark Avenue  
Ames, Iowa 50010

RE: Master Plan for Continuing Care Retirement Community Rezoning

Dear Mayor Campbell and Ames City Council Members:

On behalf of Scenic Development, we are writing to initiate the Rezoning process to accommodate the development of a Continuing Care Retirement Community (CCRC) project. Scenic Development is a real estate development company specializing in senior housing and care and wishes to construct a CCRC in north Ames.

The site is located south of Bloomington Road, between George Washington Carver Avenue and Stange Road, and is undeveloped. Currently, the undeveloped 34 acres of land is Owned by Heartland Baptist Church. Scenic Development is considering the purchase of the southernmost 10 acres of land for construction of its CCRC.

The new CCRC would provide approximately 106 senior housing units, consisting of independent living, assisted living, and skilled nursing care. Access to the site would be from Stange Road and George Washington Carver Avenue. Construction of the project would likely begin in the Spring of 2014 and be completed within 12 to 15 months.

Development of the new facility would require Rezoning the 10 acres of land identified for the project from a zoning classification of Agriculture to a zoning classification of FS-RM. It is our desire to submit a Rezoning Application to the City of Ames in the very near future. Would the Ames City Council like to see a Master Plan submitted with the Rezoning Application?

Scenic Development is excited to begin the development of its new retirement community project in Ames and looks forward to working with the City of Ames to make this project a success for the residents of the community of Ames. Should you have any questions or need for additional information, please do not hesitate to contact our office.

Sincerely,

CIVIL DESIGN ADVANTAGE

Keith Weggen, ASLA

Copy: Gib Wood, Scenic Development  
Jerry Avery, Pivotal Health Care  
Pastor Abell, Heartland Baptist Church  
Nate Easter, Bolton & Menk  
Ryan Hardisty, CDA  
File



### Attachment 3: Conditions for and Contents of a Master Plan

#### Section 29.1507(3)

- (b) The City Council may require a Master Plan to be submitted with a rezoning application if it determines that any one of the following conditions is met:
  - (i) The area to be rezoned will contain more than one type of residential dwelling unit and will be developed in multiple phases.
  - (ii) The area to be rezoned contains designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas; conservation easements or other documented sensitive environmental conditions or valuable natural resources.
  - (iii) Development of the area with the most intensive uses permitted by the proposed zoning designation may require new, enlarged or upgraded off-site public improvements.
  - (iv) The City Council determines that due to specific conditions that exist on or around the area proposed to be rezoned, or due to situations that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare, a Master Plan is necessary for consideration of the proposed zoning map amendment.
- (c) If the City Council determines that a Master Plan is required it shall be prepared in compliance with the requirements of Section 29.1507(4) and shall be reviewed concurrently with the application for a zoning text amendment.

#### Section 29.1507(4)

- (4) **Master Plan.** When a Master Plan is required, it shall be submitted in compliance with the following:
  - (a) Submittal Requirements. The Master Plan shall contain the following information:
    - (i) Name of the applicant and the name of the owner of record.
    - (ii) Legal description of the property.
    - (iii) North arrow, graphic scale, and date.
    - (iv) Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
    - (v) Proposed zoning boundary lines.
    - (vi) Outline and size in acres of areas to be protected from impacts of development
    - (vii) Outline and size in acres of areas proposed of each separate land use and for each residential unit type
    - (viii) Pattern of arterial streets and trails and off-site transportation connections
    - (ix) For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
    - (x) For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.