

**COUNCIL ACTION FORM**

**SUBJECT: QUARRY ESTATES REZONING MASTER PLAN DETERMINATION**

**BACKGROUND:**

Quarry Estates LLC owns a 79-acre parcel north of Ada Hayden Heritage Park and south of 190th Street. (See Attachment 1, Location Map.) This land was annexed by the City on December 30, 2013. Before annexation, the Ames Urban Fringe Plan designated this property for Urban Residential land use and Watershed Protection Area, since it is within the watershed of Ada Hayden Lake. Upon annexation, the property was designated as Village/Suburban Residential on the Land Use Policy Plan map. (See Attachment 2, LUPP designations.)

The owner of this land is preparing a rezoning request to Floating Zone Suburban Residential. **The Municipal Code requires that, prior to considering an application for a Floating Zone Suburban Low Density (FS-RL) or Medium Density (FS-RM) rezoning, the City Council must determine whether it wishes to have a Master Plan prepared to accompany the rezoning request.** In order to have a complete application for rezoning, City Council must first indicate its interest in having a Master Plan accompany the requested rezoning. On April 28, 2014, the owner's representative submitted a letter asking the City Council to determine if a Master Plan will be required.

**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.** 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 off-site 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.

Based on an examination of the site and the preliminary conversations with the owner's representative, staff offers the following issues that point toward the need for a Master Plan in this case:

1. **The development will likely be proposed as both FS-RL and FS-RM to accommodate multiple housing types.** The mix will likely include single-family attached homes, single-family detached homes, and apartment buildings with less than 12 units per building.
2. **The property is within the Ada Hayden Watershed and is required to be developed under the Conservation Subdivision regulations,** which require particular attention to protecting water quality and natural areas. The owners are currently researching whether the property contains any wetlands or other documented sensitive conditions or natural resources.
3. The south property line of the property is adjacent to Ada Hayden Heritage Park.

#### **ALTERNATIVES:**

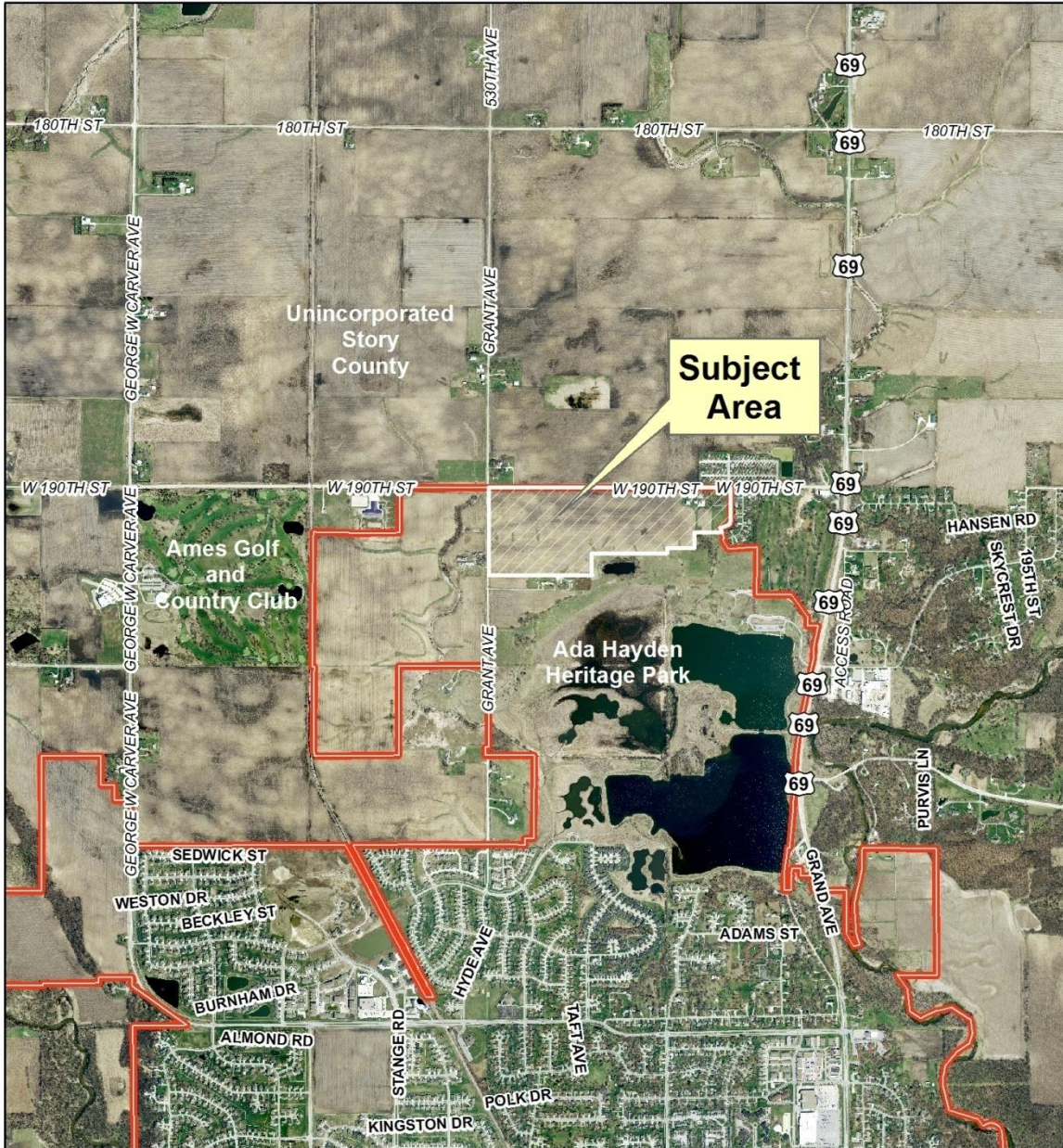
1. The City Council can require a Master Plan with the rezoning application for the subject site.
2. The City Council can choose not to require a Master Plan with the rezoning application for the subject site.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

#### **MANAGER'S RECOMMENDED ACTION:**

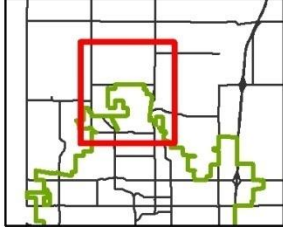

Due to the negotiations and agreements associated with annexation of this property, City Council has been aware for some time that the intended development is a suburban residential neighborhood. The developer will likely pursue two separate zoning designations of FS-RL and FS-RM.

This site will be the first conservation subdivision project for the community and include a substantial amount of open space. How the development relates to the Ada Hayden Heritage Park is of great importance to the community. A Master Plan would allow the applicant and the City Council to agree on concepts to address these important issues at the time it considers the rezoning, before the owner prepares a preliminary plat. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby requiring a Master Plan with the rezoning application.**

# Attachment 1: Location Map

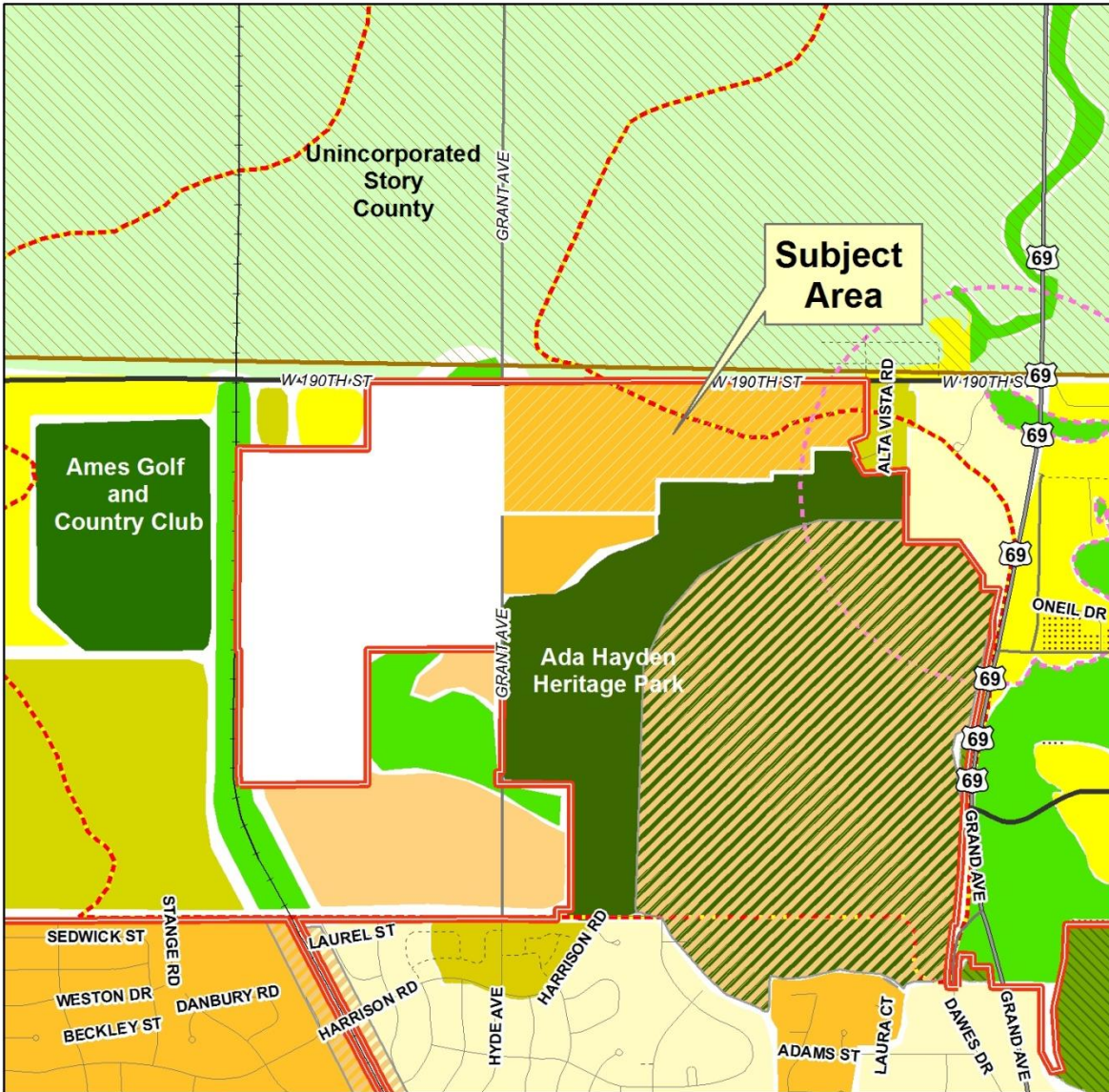


**Location Map**  
**Quarry Estates Property**  
**904 W 190th Street**




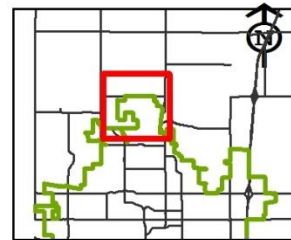
Attachment 2: LUPP Designations

Land Use Map - Quarry Estates Property



Land Use Designations

	Environmentally Sensitive Land		Urban Residential
	Priority Transitional Residential		Agriculture and Farm Service
	Parks and Open Space		Natural Areas/Greenways
	Rural or Low Density Residential		Village/Suburban Residential
	Rural Transitional Residential		Parks and Open Space



### Attachment 3: Zoning Excerpt

#### 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.

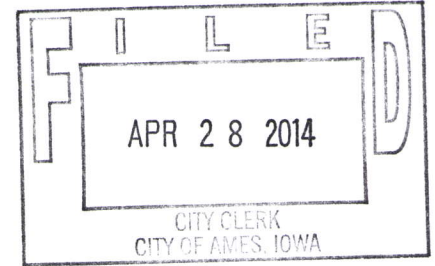
#### Section 29.1507(4)

- (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.



April 28, 2014

The Honorable Ann Campbell and Members of the Ames City Council  
City of Ames  
515 Clark Avenue  
Ames, IA 50010



RE: Quarry Estates Subdivision - 904 W 190th Street  
P/N 5343-12A

Dear Mayor Campbell and Members of the City Council:

Quarry Estates LLC, owner of property known locally as 904 W 190th Street, intends to develop residential housing on the 79-acre parcel. As they seek to move forward and work through the City's subdivision process, we respectfully request that the City Council determine whether a Master Plan is required as part of the rezoning submittal.

Sincerely,  
FOX Engineering Associates, Inc.

Scott A. Williams, P.E.  
Senior Project Manager

cc: Mr. Jeff Benson, City of Ames Planning Division