

COUNCIL ACTION FORM

REQUEST: PROPOSED QUARRY ESTATES SUBDIVISION AT 907 W. 190TH STREET – REZONE FROM A (AGRICULTURE) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) AND FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) WITH A MASTER PLAN

BACKGROUND:

Quarry Estates LLC owns a 79-acre parcel (plus 6.5 acres of county road right-of-way) north of Ada Hayden Heritage Park immediately south of 190th Street. (See Attachment A, Location Map.) The owner proposes the development of a residential subdivision to be known as Quarry Estates, and is requesting a rezoning of 68.8 acres from Agriculture to Suburban Residential Low Density (FS-RL) and of 10.1 acres from Agriculture to Suburban Residential Medium Density (FS-RM). (See Attachment D, Proposed Zoning and Attachment H, Rezoning Plat). Total development is estimated between 225 and 365 dwelling units.

This land was annexed into 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 B, Land Use Designations.) The proposed FS-RL and FS-RM zoning districts are consistent with these land use designations. Support materials provided by the applicant (Attachment G) describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the Land Use Policy Plan. **Ultimately, development of the site will require approval of a Conservation Subdivision and a Site Development Plan(s) subsequent to approval of the rezoning request.**

On March 4, 2014, the City Council determined that a Master Plan would be required for rezoning this property. A Master Plan provides a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. The submitted Master Plan (Attachment E) proposes residential development on 59 acres of the property, and common open space and 20 acres of conservation areas. Project details of the Master Plan include the following:

1. FS-RM in the northwest 8.2 net acre portion of the site, adjacent to Grant Avenue and 190th Street. The applicant proposes a potential mix of apartments, independent senior living, and single-family attached housing. Total development will meet minimum density requirements of 10 units per net acre. This is estimated at a minimum of 82 units, but no maximum number of units is expressed at this time. Maximum Density could permit approximately 180 dwelling units.
2. FS-RL in the northeast 4.5 net acre portion of the site for development of 20 to 40

single-family attached dwelling units.

3. FS-RL for approximately 33.8 net acres of the site for development of 125 to 145 single-family detached dwelling units. The combined FS-RL development will achieve the minimum net density of 3.75 units per acre.
4. A central transportation corridor on an east-west alignment through the site, which will provide facilities for motor vehicles, pedestrians and bicycles.
5. Three access points with existing streets, including one access on the west on Grant Avenue, which will be a collector street.
6. A single pedestrian access from Quarry Estates into Ada Hayden Heritage Park near the middle of the site at the west end of the shared property boundary, just west of the upland pond within the park in this area. This will provide a connection to the existing "Upland Trail" within the park.
7. Conservation areas along the south and west perimeter of the site. This includes a minimum 30-foot wide buffer of undevelopable open space between the developed lots of Quarry Estates and Ada Hayden Heritage Park to be planted with native grasses and forbs during the first phase of the development. The shared property boundary itself will be identified with permanent markers designed by the City.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal.

Development of this site is likely to be the first project to request approval under the Conservation Subdivision standards of the *Municipal Code*. These Conservation Subdivision standards were designed to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas, and protect such areas in perpetuity. The proposed Master Plan shows 25% of the property as interconnected conservation areas and open space distributed throughout the development and abutting the residential areas. These open spaces will serve as a buffer between proposed residences and existing residences on the east and south of the property.

Because no significant native plant communities exist on the site, this conservation area will be "naturalized" by establishing new native plant communities. Conservation easements will be established for all conservation areas, and will be maintained according to a conservation area management plan that is required during the subdivision process.

Prior to annexation, agreements were approved between the City and the owners of this property and of other land parcels between Ada Hayden Heritage Park and the railroad right-of-way and south of 190th Street, which established the timing and responsibility for extension of the urban infrastructure necessary to provide city services to this area. This was to be accomplished through an assessment district for the improvement of Grant

Avenue and through connection districts for extension of sanitary sewer and water mains. These sewer and water main extensions are currently under construction, and bids will be taken on street construction in the near future. Utilities will be available to serve development starting by summer of 2015. Grant Road construction is expected to be completed in the fall of 2015.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning district. Based upon the above information, the Master Plan, the Addendum, information provided by the applicant, and the other attachments, staff further concludes that the infrastructure under construction will be adequate to serve the project, as well as that the proposed rezoning of the subject property is consistent with the Goals and Objectives and Future Land Use Map of the City's Land Use Policy Plan, as long as the following conditions are met:

- a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
- b. Developer is responsible for frontage and intersection access improvements at time of subdivision
- c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
- d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above

Planning and Zoning Commission Recommendation. At its public hearing on August 20, 2014, the Planning and Zoning Commission heard input from three neighboring residents. They had questions related to why the single-family attached housing is planned to be located at the east end of the project in the portion of the project next to their subdivision and about the number, height, appearance and occupancy of these residences. They also asked about fencing along the existing park boundary, and whether neighboring homes will be required to connect to the City's sanitary sewer. Some of these questions were answered at the meeting; and it was stated that others will be answered at the time of the Preliminary Plat hearing. One neighbor pointed out that a high number of noisy trucks on 190th Street daily may disturb the residents of the senior housing facility.

The Commission asked about trail connections and whether viewsheds had been analyzed. Staff identified that no perimeter fencing was requested along the Ada Hayden boundary. Instead, an open planted buffer area with decorative boundary markers was preferred. It was stated that viewsheds had not been analyzed since the Zoning Code allows up to three-story structures. The Commission noted that the project attempts to protect Ada Hayden Park, while also providing housing choices and access to the park. The Planning and Zoning Commission ultimately recommended approval (4-0) of the proposed rezoning from A to FS-RL and FS-RM with the proposed Master Plan with the conditions recommended by staff.

It should be noted that staff has not yet finished preparing the Zoning Agreement document. To expedite the various steps needed to develop this property, the City Council could approve the rezoning on first reading prior to having the signed Zoning Agreements finalized with the applicant. The signed Zoning Agreement would then be brought back for Council approval no later than the 3rd reading of the rezoning ordinance.

ALTERNATIVES:

1. The City Council can approve on first reading the rezoning of the Quarry Estates land from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan, with the following conditions as recommended by the Planning and Zoning Commission:
 - a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
 - b. Developer is responsible for frontage and intersection access improvements at time of subdivision
 - c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
 - d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above
2. The City Council can approve on first reading the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with different conditions.
3. The City Council can deny the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan if the Council finds that the City's regulations and policies are not met.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information. **If the Council desires that the Zoning Agreement be finalized before the first reading, approval of the first reading should be delayed until the signed Zoning Agreement has been returned to the City.**

CITY MANAGER'S RECOMMENDED ACTION:

As noted in the attached addendum, the proposed rezoning is consistent with the Land Use Policy Plan goals, objectives and policies and land use designations. Adequate infrastructure will have been provided at the time of development. The Master Plan provides for developed areas, conservation areas and open space, housing types and

densities that are consistent with the proposed FS-RL and FS-RM zoning district standards and generally consistent with the intent of subsequent Conservation Subdivision standards. The Master Plan also provides adequately for major transportation connections and circulation and for interface with Ada Hayden Heritage Park that are in the best interests of the community, under the proposed conditions.

Even though staff has not yet completed preparation of the Zoning Agreement, it is possible for that document to be completed and signed prior to passage of the rezoning ordinance on its third reading. In accordance with Council's previous direction to demonstrate a "can do" approach, it is the recommendation of the City Manager that the City Council accept Alternative #1 as stated above. However, should Council feel that the agreement should be completed and signed first, then Alternative #4 should be accepted.

It should be noted the Zoning Agreement will include the graphic representation of the Master Plan that was approved as well as the four conditions listed above in the staff recommendation. This agreement binds the owners of the property within the area of the rezoning to develop in compliance to the Master Plan.

ADDENDUM

Existing Land Use Policy Plan. The LUPP designation of the entire subject area is Village/Suburban Residential. The proposed change of zone to FS-RL and FS-RM is consistent with that designation as one option for zoning of the site. The applicant has provided support materials (found in Attachment G) regarding how the proposed rezoning is consistent with the Land Use Policy Plan. These materials describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the LUPP.

The LUPP designation of the property to the southeast and south is Parks and Open Space, with Ada Hayden Lake and its surrounding land designated as Environmentally Sensitive Area. Property to the west is annexed, but has no current land use designation. At the time of annexation the use was contemplated to be single-family residential.

The property to the north and east is outside the city limits. The Ames Urban Fringe Plan land use designation to the north is Agriculture and Farm Service and to the east is Priority Transitional Residential (See Attachment B).

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Farmland, former homestead
North	Farmland, scattered homesteads
East	Single-Family Homes (Alta Vista Subdivision)
South	Native prairie (Ada Hayden Heritage Park)
West	Farmland, one residence & one former homestead

Existing Zoning. The site is zoned Agriculture (A). The property directly to the east is zoned Residential (R-1) by Story County. Ada Hayden Heritage Park is to the southeast and south and as a city park is zoned Government/Airport (S-GA). South of the subject property and west of the park is property recently annexed into the city and zoned Agriculture (A). The property to the west of the subject property is also zoned Agriculture (A). The property to the north is zoned Agricultural (A-1) by Story County. (See Attachment C)

The proposed rezoning is reflected in Attachment D.

Proposed Floating Suburban Zoning

The applicant has requested FS zoning as an alternative to Village Residential Zoning.

FS zoning is an option that may be selected by an applicant to create a more homogenous development type as compared to the heterogeneous development pattern of Village Residential. With FS zoning there is an option for Residential Low or Residential Medium. FS-RL zoning allows for either single family attached or single family detached housing within the same zoning district. **Development within FS-RL zoning must reach a minimum density of 3.75 units per net acre and not exceed 10 units per net acre.** FS-RM zoning allows for multi-family housing types at a medium-density range. Allowed uses are Independent Senior Living, apartments within buildings of 12 units or less, and attached single-family homes. **Development within the FS-RM zoning district must achieve a minimum density of 10 units per net acre and shall not exceed 22.31 units per net acre.** Blending of net density between the FS zoning districts is not permitted.

Master Plan. The City Council, at the March 4th meeting, voted to require a Master Plan to accompany this rezoning. A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address natural areas, buildable areas, building types, range of uses and basic access points, as described in zoning requirements of Section 29.1507(4) (see Attachment F).

The entire property has been in agricultural use for many years, including a farm house and outbuildings. An inventory of vegetation and structures required by the Conservation Subdivision standards has been completed and identified no significant native plant communities, wetlands or other documented environmentally sensitive conditions or natural resources. Slopes exist along the south and southeast edges of the site. No evidence was found that the existing farmstead buildings have cultural or historical significance. The submitted Master Plan proposes areas for homes and conservation areas with residential development on 59 acres of the property and common open space and conservation areas totaling about 20 acres.

The Master Plan proposes a development pattern with distinct areas and a mix of housing types that include: single-family detached homes, single-family attached homes and multi-family units. The applicant describes a minimum of 82 units in the FS-RM area, with no stated maximum. At the most intense development level of 22.3 unit per acre, there may be approximately 180 housing units. From 20 to 40 single-family attached homes will be developed at the east end of the site, with an existing pasture to be enhanced as a landscape and open space buffer between the development and the existing homes on Alta Vista Road. On the rest of the site 125 to 145 single-family detached homes will be developed.

The minimum density standard for the area to be rezoned to FS-RL is 3.75 dwelling units per net acre. The Master Plan proposes net density for the area to be zoned FS-RL of approximately 4.0 dwelling units per acre, including both single-family detached and attached homes. The minimum density standard for the area to be rezoned to FS-RM is 10 dwelling units per net acre. The Master Plan proposes net density for the area to be zoned FS-RM of approximately 10 dwelling units per acre. Full review of net acreage will occur with the subsequent preliminary plat subdivision review.

Both attached and detached single-family homes are required be on individual lots. Layout and specific design of the site will be evaluated at the time of preliminary plat review. Attached single-family homes and apartments also require an administrative site development plan review or major site development review after subdivision. The independent senior living use would require a conditional use permit.

Access. The Master Plan includes three access points with the existing streets. There will be one access on the west on Grant Avenue, which will be a collector street. Two access points are on 190th Street, which has the city limits down the center and thus has joint jurisdiction with Story County. If the development phasing begins on the east end of the property, the east access on 190th Street will be the first access constructed. However, once the project is built out, it is expected that the Grant Avenue access will have higher traffic volume.

The Master Plan shows a central transportation corridor on an east-west alignment through the site. This corridor will provide facilities for pedestrians and bicycles as well as motor vehicles. In this north area of Ames, developments are intended to provide for bicycle circulation within developments and via connections between. The access point to Grant Avenue will be the location of the bicycle connection between Quarry Estates and the future residential subdivision across Grant Avenue to the west. As with most residential subdivisions, pedestrian sidewalks will be provided where the subdivision is adjacent to a city street, such as along the east side of Grant Avenue and the south side of 190th Street. It will be determined during the preliminary plat process if that sidewalk will be within the Grant Avenue right-of-way or in a buffer area within the development property. Installation of these sidewalks may be phased along with the various development phases of Quarry Estates.

Internal circulation for vehicles, bicycles and pedestrians will be reviewed at the time of subdivision.

Ada Hayden Heritage Park. Among of the attractions of Quarry Estates will be its proximity to Ada Hayden Heritage Park and the view into the park's naturalized landscape from some of the Quarry Estates lots. The Master Plan seeks to protect the park landscape from the development and the many more people who will be living next door to it. Specific concerns include the steep slopes along the north edge of the park along the shared property boundary with Quarry Estates.

The only access from Quarry Estates into Ada Hayden Heritage Park will be a pedestrian connection at the west end of the shared property boundary, just west of the upland pond within the park in this area. The north loop upland trail within the park passes the south edge of this pond. The existing trail is rock, as will be the pedestrian connection north to Quarry Estates. The material for this connection and its final location with Quarry Estates will be determined during the subdivision process. The trail connection will not be maintained during the winter, as is the case for the entire upland trail. Any other future connections between Ada Hayden Heritage Park and Quarry Estates would require City Council approval.

The Master Plan includes a buffer between the developed lots of Quarry Estates and the park. This buffer will consist of 30 feet (minimum) of open space running along the entire shared property boundary, in which development is prohibited. It will be planted with native grasses and forbs. The shared property boundary itself will be identified with permanent markers designed by the city. This entire buffer will be established and installed along with the public improvements for the first phase of the development. The entire buffer will be owned and maintained by the Quarry Estates property owners association.

Landscape Buffers. Other landscape buffers will be established between the apartment dwelling units and single family dwelling units and between areas of single family detached dwelling units and single family attached dwelling units. The use of buffering is consistent with the development expectations identified within FS zoning standards. A 25-foot wide or wider landscape buffers will also be established between residential lots and the existing streets around the perimeter of the site to be consistent with Conservation Subdivision requirements. (It should be noted that on the north a portion of this buffer may be within the extra wide right-of-way of 190th Street.)

Conservation Subdivision. Much of the Quarry Estates property is within the watershed that drains into Ada Hayden Lake, which the city uses for a back-up water supply. To protect the quality of the water in the lake, the development is required to comply with the Conservation Subdivision standards of Ames *Municipal Code* Section 23.600.

In addition to protecting water quality, the intents of the Conservation Subdivision Developments are to protect existing surface drainage systems, to promote interconnected greenways, to provide commonly-owned open space and conservation areas and to protect such areas in perpetuity.

The Conservation Subdivision standards address lot arrangement, buffer distances from drainage ways, stormwater management systems and pedestrian and bicycle facilities. Many of these standards will apply only during the subdivision process.

Open Space and Conservation Areas. Several Conservation Subdivision standards are evident in the Master Plan. Conservation areas and open space is required to comprise at least 25% of the property and must be distributed throughout the development. Various separate conservation areas must be interconnected. In the Quarry Estates property, the least well-drained soils occur at the west end of the site, an area identified as a conservation area that will be used to treat much of the storm water runoff from the site. The Master Plan shows other conservation areas to be established across the site.

Because no significant native plant communities exist on the site, this conservation area and will be “naturalized” by establishing native plant communities. Conservation easements will be established for all conservation areas and maintained according to a conservation area management plan that is required during the subdivision process.

A requirement of the Conservation Subdivision ordinance is that 80% of the residential lots must abut a conservation area or open space. Therefore, the Master Plan establishes a development pattern of residential areas around central open spaces or conservation areas that will be interconnected. The details of features within the conservation areas will be part of the preliminary plat review. The preliminary plat also will provide the arrangement of these lots and the local streets serving them.

Water Quality. In addition to the protection of the water quality in Ada Hayden Lake afforded by the Conservation Subdivision standards, the City also has design standards for new construction to protect surface waters from degradation due to storm water runoff. Ames *Municipal Code* Chapter 5B Post Construction Stormwater Management contains these standards and also references the Iowa Stormwater Management Manual.

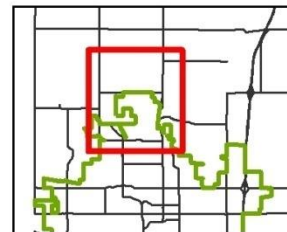
Infrastructure. City and developer have a pre-annexation agreement that, among other commitments, confirms the developers' contributions to City infrastructure costs. Installation of water and sanitary sewer mains serving the developments along Grant Avenue are underway and paving of Grant Avenue will be completed during the 2014-15 construction seasons. Quarry Estates developers have also agreed to assume responsibility for any buy-out amount due to a rural water provider, as well as to pay prorated portions of the City's costs for installation of the water and sanitary sewer mains serving the area through utility connection districts.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

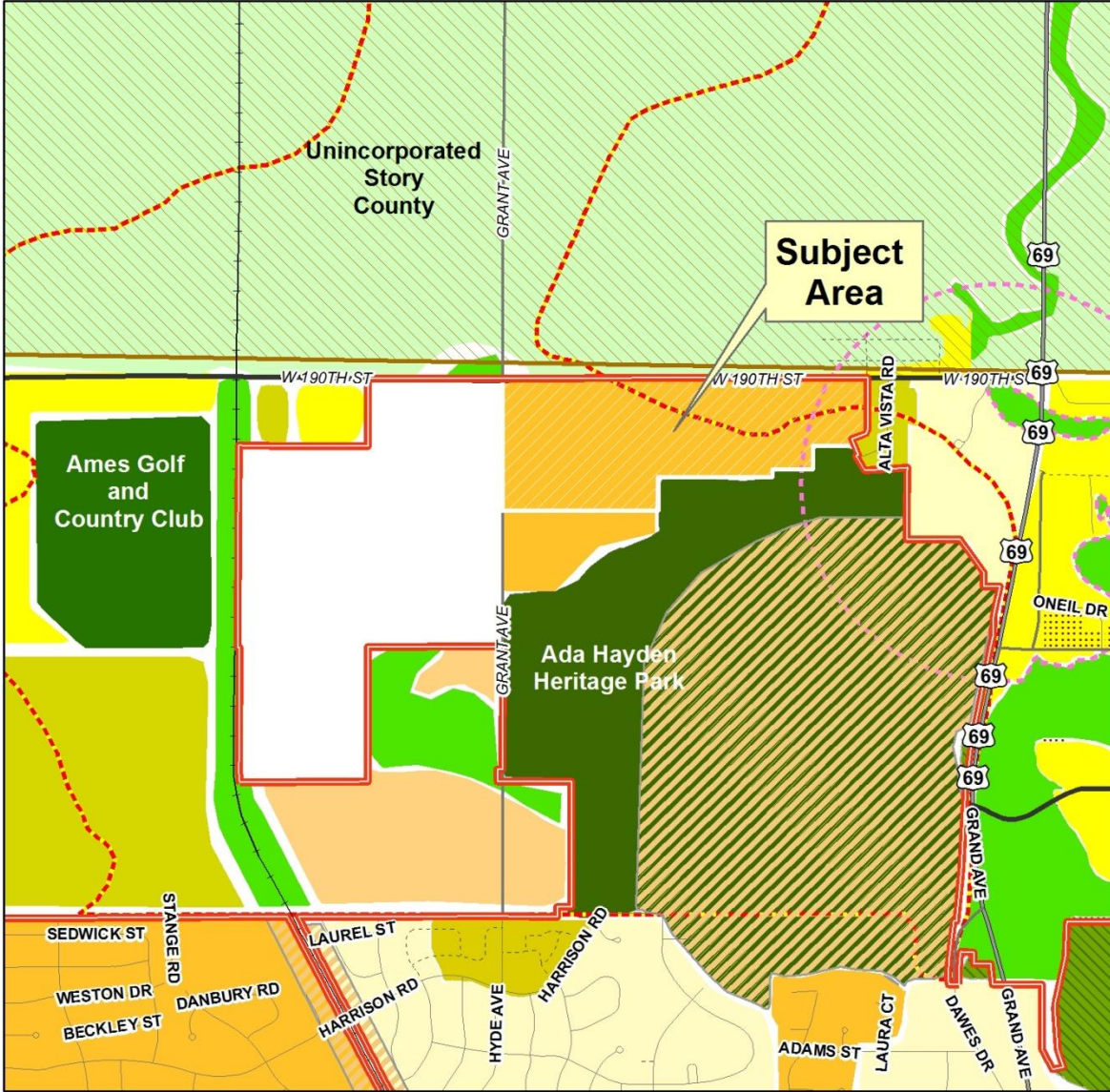


Location Map
Quarry Estates Property
904 W 190th Street






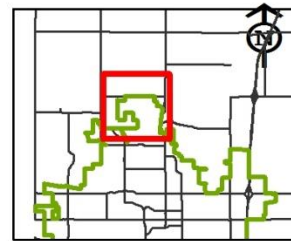
Attachment B

Land Use Map - Quarry Estates Property



Land Use Designations

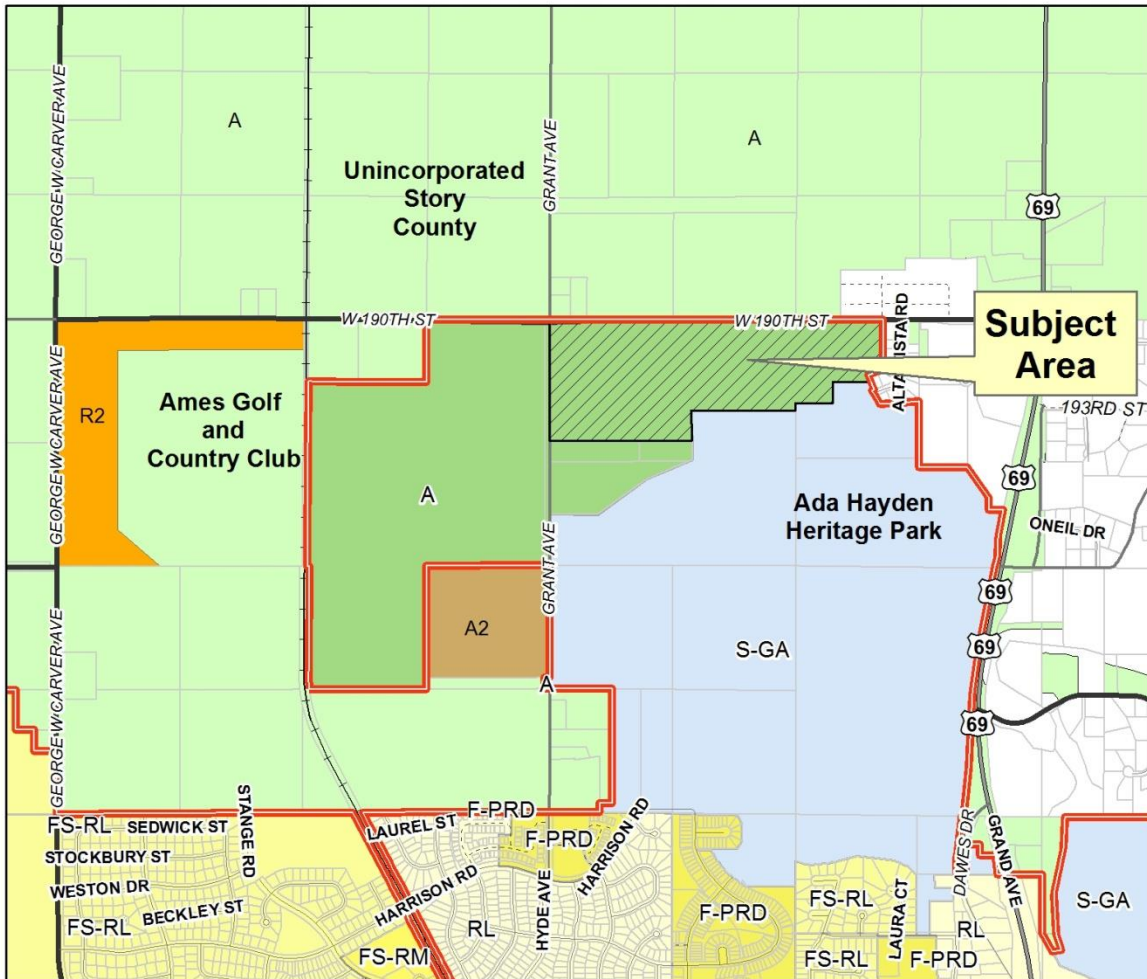
 Environmentally Sensitive Land	 Urban Residential
 Priority Transitional Residential	 Agriculture and Farm Service
 Parks and Open Space	 Natural Areas/Greenways
 Rural or Low Density Residential	 Village/Suburban Residential
 Rural Transitional Residential	 Parks and Open Space



Attachment C

Existing Zoning

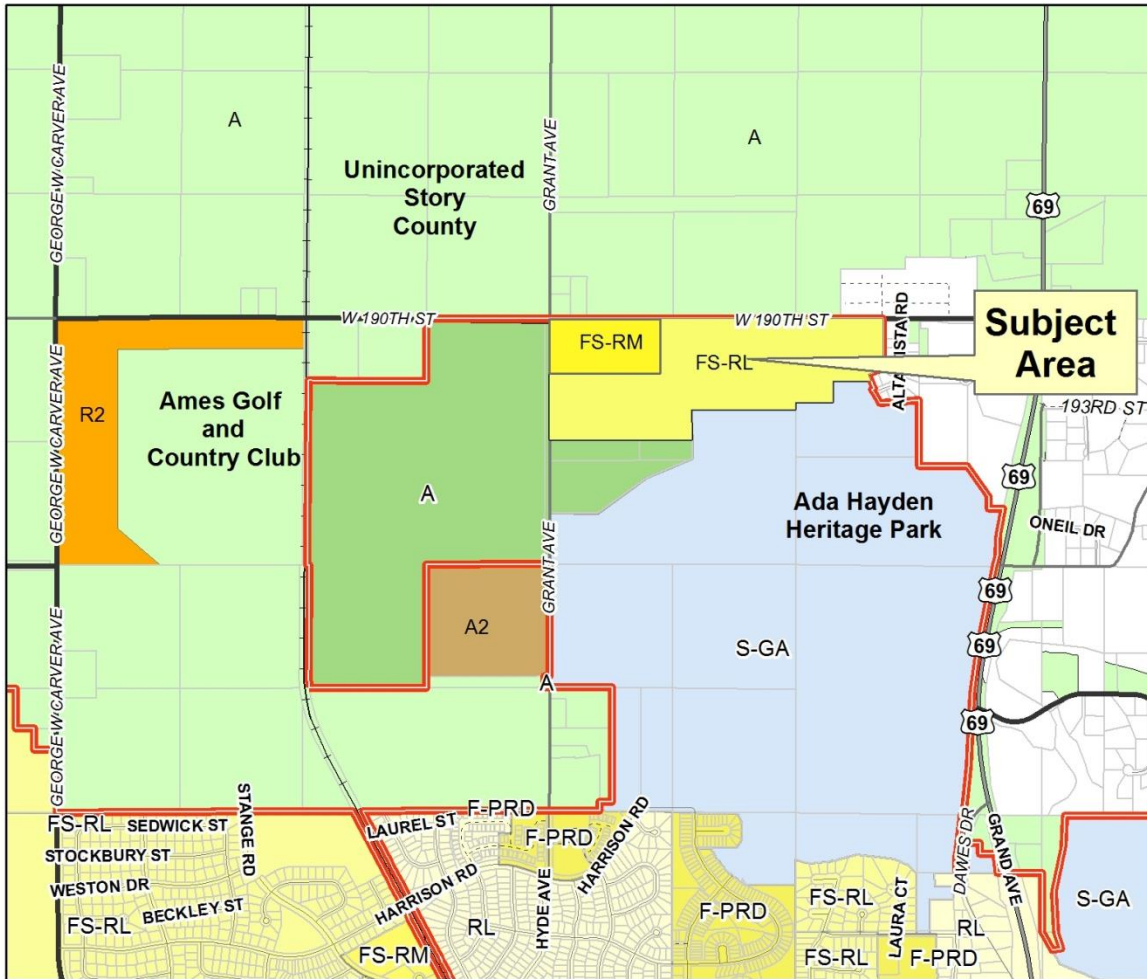
Existing Zoning - Quarry Estates Property



Attachment D

Proposed Zoning

Proposed Zoning - Quarry Estates Property



Attachment E

Master Plan Sheet 1 of 2

DATE	REV	DESCRIPTION	DRAWN	CHECKED	LAST UPDATE (DD/YY)

MASTER PLAN
QUARRY ESTATES SUBDIVISION
AMES, IA

FOX Engineering Associates, Inc.
14 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
Fax: (515) 233-0100

PROJECT NO.: 5143-12A
SHEET: 1 OF 2

QUARRY ESTATES SUBDIVISION MASTER PLAN

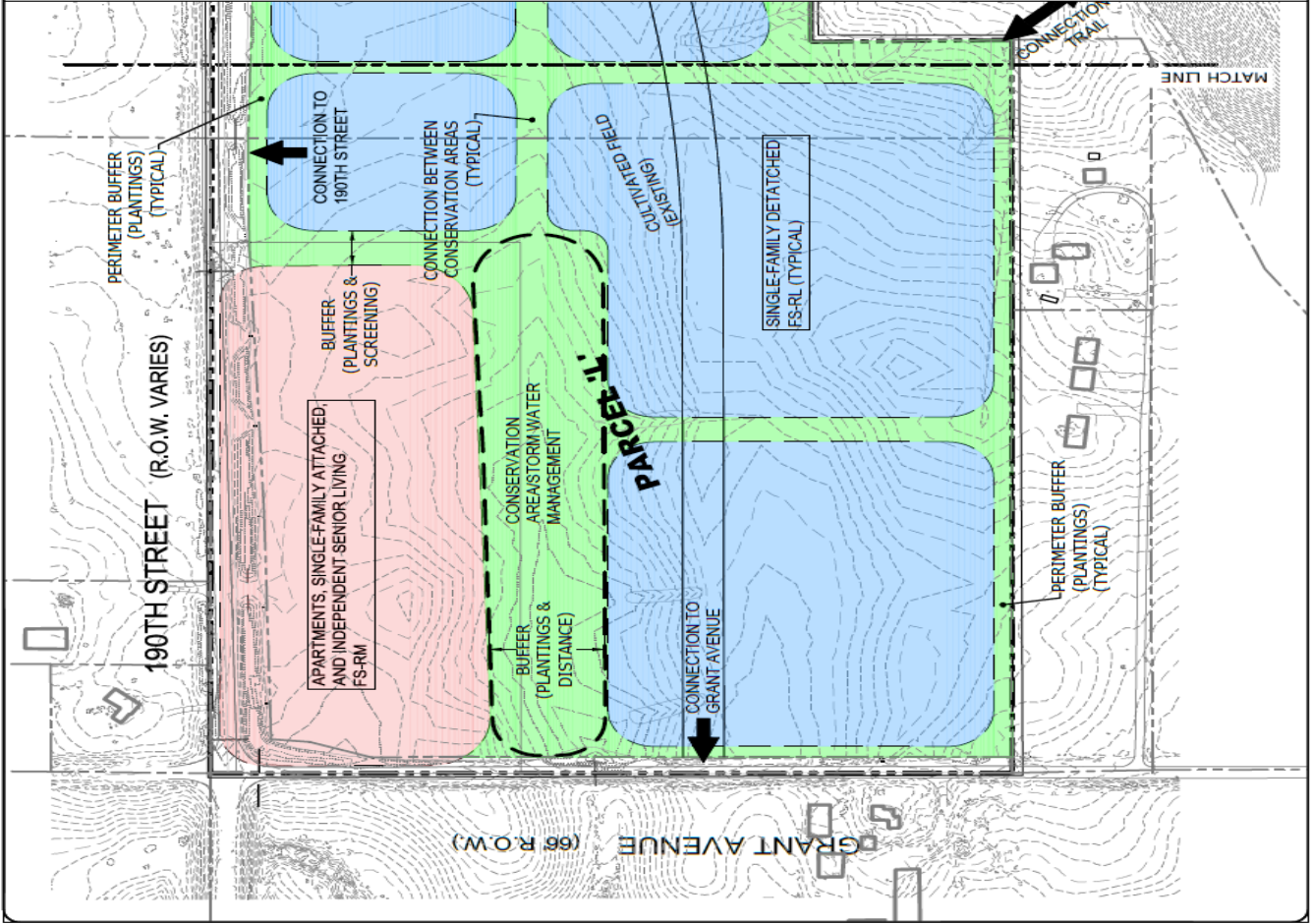
OWNER/APPLICANT:
QUARRY ESTATES, L.L.C.
100 6TH STREET
AMES, IA 50010

PREPARED BY:
FOX ENGINEERING
414 S. 17TH STREET,
SUITE 107
AMES, IA 50010

SUBMITTAL DATE:
JULY 11, 2014

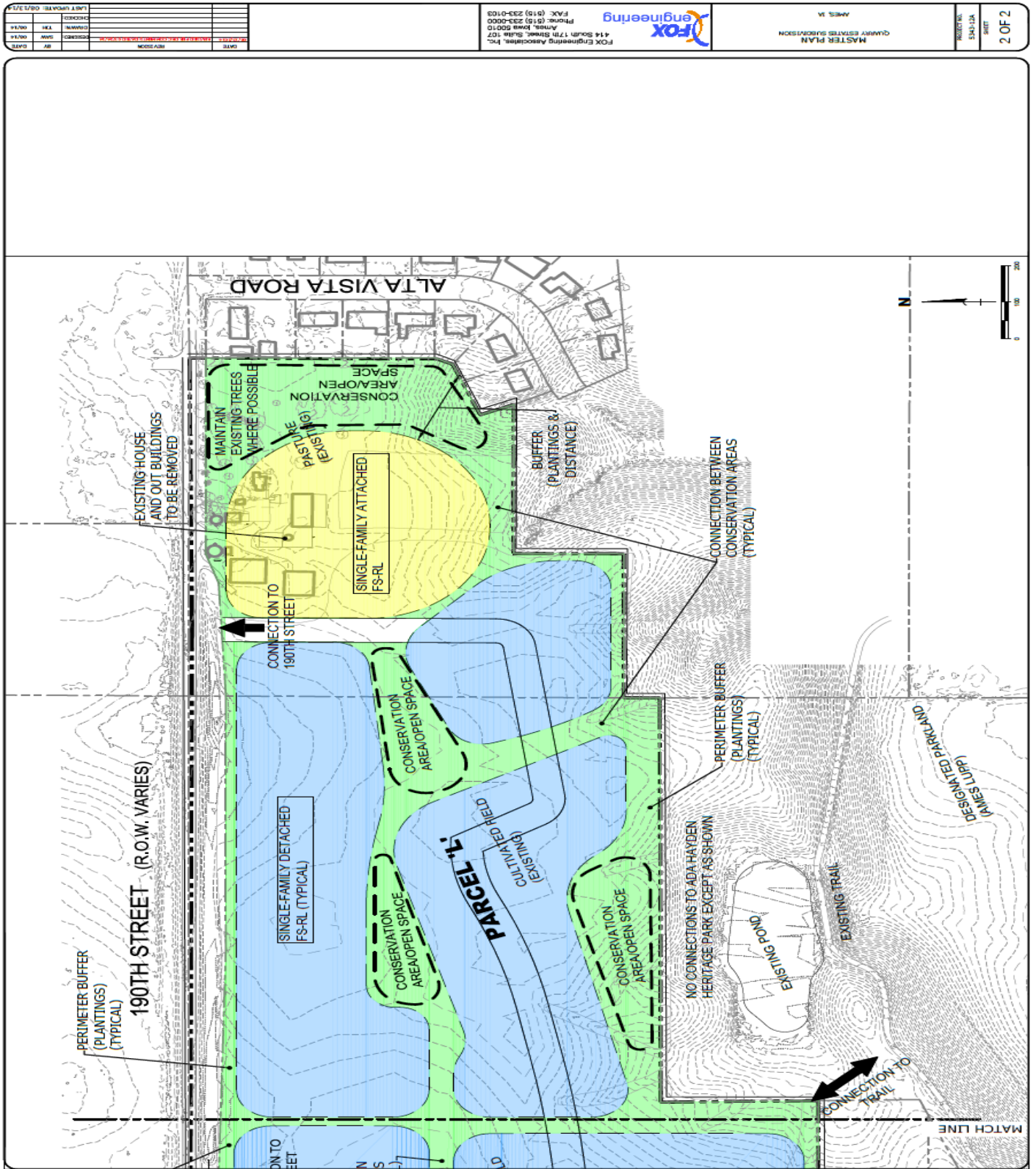
LEGAL DESCRIPTION:
PARCEL 'L' IN THE NORTH ONE-HALF OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, SAID PARCEL L BEING SHOWN ON THE PLAT OF SURVEY RECORDED ON JANUARY 17, 2012 IN SLIDE 425, PAGE 4.

RESIDENTIAL USE SUMMARY			
ZONE	APPROX. NET AREA	APPROX. # OF UNITS	APPROX. DENSITY
SINGLE-FAMILY DETACHED	33.8	125-145	4.0
SINGLE-FAMILY ATTACHED	4.5	20-40	6.7
APARTMENTS, SINGLE-FAMILY ATTACHED, AND INDEPENDENT SENIOR LIVING	8.2	82+	10+



Attachment E

Master Plan Sheet 2 of 2



DATE	BY	REVISION

FOX ENGINEERING ASSOCIATES, INC.
 414 SOUTH 17TH STREET, SUITE 107
 ANNEAUX, TEXAS 79801
 PHONE: (915) 233-0000
 FAX: (915) 233-0103

MASTER PLAN
 QUARRY STREET SUBDIVISION
 AMES, TX

PROJECT NO.	DATE	SHEET

Attachment F

Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

Per Section 29.1507(4): master plan Submittal Requirements:

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. 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
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. 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
- j. 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.

Attachment G

Applicant's Statement

Quarry Estates Subdivision Rezoning Application

1. **Written explanation of the reasons for requesting rezoning.**

The property has remained Agricultural - "A" since being annexed in 2013. We are requesting the property be rezoned to Suburban Residential - Low Density "FS-RL", and Suburban Residential - Medium Density "FS-RM", to allow for construction of homes in a mixed-use residential development.

2. **Written explanation of the consistency of this rezoning with the Land Use Policy Plan (LUPP).**

The LUPP identifies this property as part of the "North Allowable Growth Area". This request to rezone to "FS-RL" and "FS-RM" is consistent with the LUPP's "Village/Suburban Residential" classification (more specifically the "Suburban" classification). Creation of these zones will allow for the development of single-family, two-family, and multi-family residential housing.

The requested rezoning is consistent with following goals described in *Chapter One, Planning Base* of the LUPP:

- a. ...to **manage a population base of 60,000-62,000**. Additional land is needed to allow for residential growth and rezoning this property for residential use will help to achieve that. The residential subdivision would be completed in phases, allowing for the systematic and sustainable addition of lots to the market.
- b. ...to **provide additional developable land while concentrating on the annexation and development of new areas**. Rezoning for this planned residential development is the "next step" in the City's process to annex and develop new areas. The City Council has previously approved annexation and amendment of the LUPP for this property.
- c. ...to **provide biodiversity through the inclusion of plant and animal habitats** and to **maintain and enhance the value of its water resources**. The mixed-use residential development planned after rezoning includes buffers, natural areas, and storm water management features based on the City's "Conservation Subdivision" standards.
- d. ...to **provide a greater sense of place and connectivity**. Rezoning will allow development of a mixed-use residential neighborhood adjacent to other existing and proposed residential areas. This neighborhood will be connected to other residential areas, commercial areas, and recreational areas by way of the existing and proposed system of roadways, sidewalks, and trails.
- e. ...to **have the real costs of development borne by the initiating agent**. The costs of infrastructure within the residential development will be paid by the developer.
- f. ...to **increase the housing supply and to provide a wider range of housing choices**. Rezoning to FS-RL and FS-RM will allow construction of the mixed-use residential development that will include single-family, two-family, and multi-family lots.

Attachment G

Applicant's Statement

- g. ...to **provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative methods of transportation.** The planned residential development includes a network of local streets that will connect to existing collector/arterial streets, sidewalks, and trails. The development will make use of an already existing roadway (190th Street) as its major access.
- h. ...to **enhance the role of Downtown as a community focal point.** This rezoning request does not propose any uses or activities that would duplicate those activities and services offered by the Downtown, which might diminish the role of Downtown as a community focal point.
- i. ...to **promote expansion and diversification of the economy.** Availability of housing choices is key to promoting opportunities for some employers. Major employers in the area have indicated that a lack of larger lots or larger homes sometimes makes attraction or retention of employees difficult.
- j. ... to **maintain and enhance its cultural heritage.** An evaluation of the site's historical and archeological resources is being completed as part of the preliminary site investigation. The proposed development is not expected to negatively impact architecturally significant structures or archaeologically significant resources.

3. **Current zoning of the subject property.**

The property is currently zoned Agricultural - "A"

4. **Proposed zoning of the subject property.**

The requested rezoning includes Suburban Residential - Low Density "FS-RL" and Suburban Residential - Medium Density "FS-RM"

5. **Proposed use of the property.**

The intended use within the Suburban Residential - Low Density "FS-RL" zone would include lots for single-family, two-family attached (townhome), and multi-family attached (townhome) residential housing. The intended use within the Suburban Residential - Medium Density "FS-RM" zone would include lots for multi-family (apartment) residential housing.

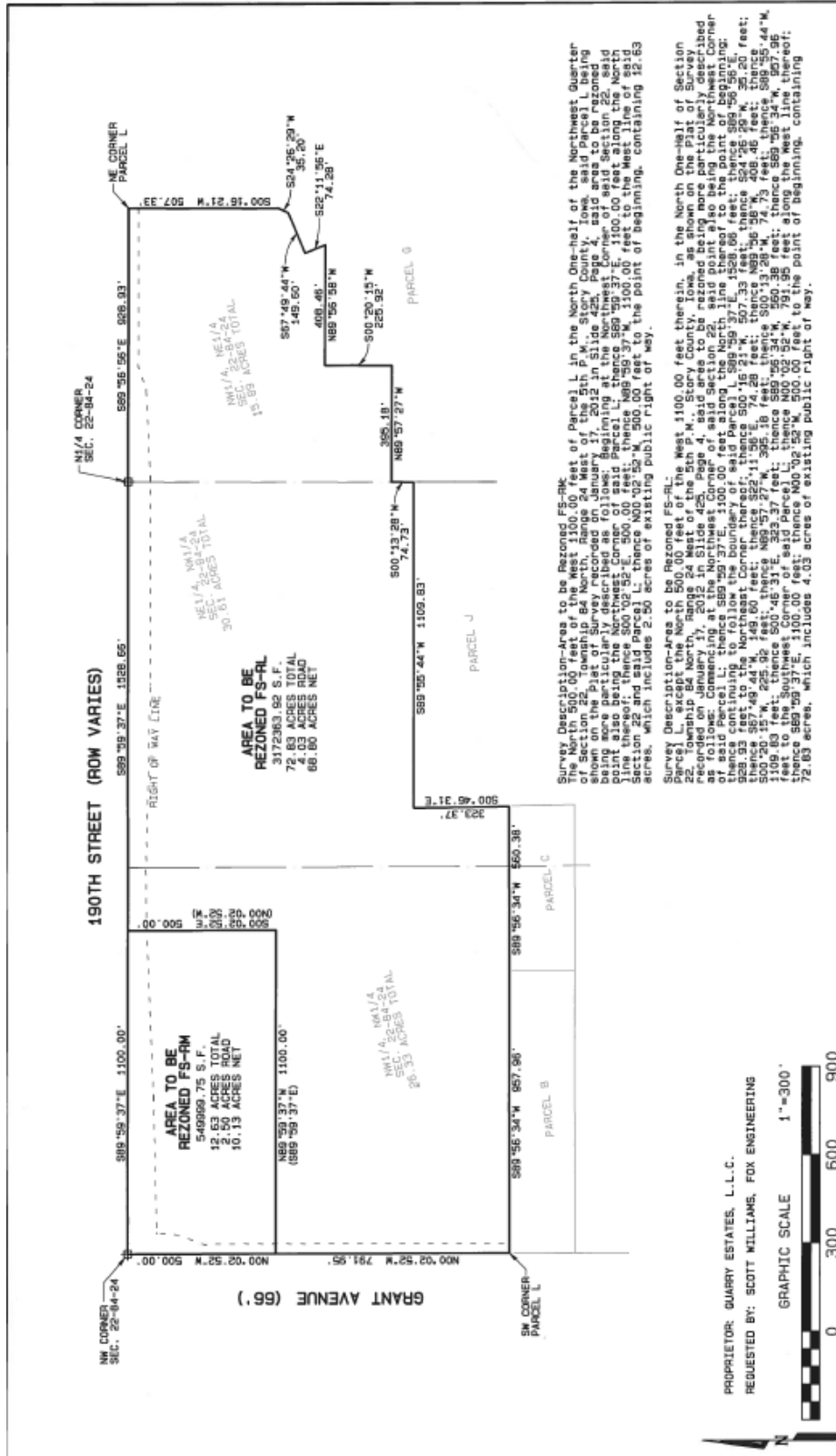
6. **Legal description of the property proposed for rezoning.**

Parcel 'L' in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, said Parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4.

Area to be Rezoned FS-RL:

Parcel L, except the North 500.00 feet of the West 1100.00 feet therein, in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Commencing at the Northwest Corner of said Section 22,

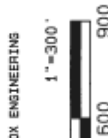
Attachment H Rezoning Plat



Survey Description-Area to be Rezoned FS-RM:
 Parcel L, except the North 500.00 feet of the West 1100.00 feet thereof, in the North One-Half of Section 22, Township 84 North, Range 24 West of Parcel L in the North One-Half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M. Story County Iowa, said parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 426, Page 4, said area to be rezoned being the parcel particularly described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L, thence S89°59'37\"/>

Survey Description-Area to be Rezoned FS-RL:
 Parcel L, except the North 500.00 feet of the West 1100.00 feet therein, in the North One-Half of Section 22, Township 84 North, Range 24 West of Parcel L in the North One-Half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M. Story County Iowa, said parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 426, Page 4, said area to be rezoned being the parcel particularly described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L, thence S89°59'37\"/>

PROPRIETOR: QUARRY ESTATES, L.L.C.
 REQUESTED BY: SCOTT WILLIAMS, FOX ENGINEERING



	REZONING PLAT PARCEL L IN THE N1/2, NW1/4 SECTION 22-84-24, STORY COUNTY, IOWA JOB #15442RZ DATE: 5/22/14 PAGE 1 of 1
STUMBO & ASSOCIATES LAND SURVEYING	
510 S. 17TH STREET, SUITE #102-JAMES, IOWA 50010 PH. 515-233-3684 • FAX 515-233-4403	

Certification: I hereby certify that this land surveying was done by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

 Date: 5/22/14
 My license renewal date is December 31, 2015

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located in Quarry Estates Subdivision, is rezoned with a Master Plan from Agricultural (A) to Floating Suburban Residential Low-Density (FS-RL) and Floating Suburban Residential Medium-Density (FS-RM).

Real Estate Description:

To be Rezoned FS-RM:

The North 500.00 feet of the West 1100.00 feet of Parcel L in the North One-half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, said Parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Beginning at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37"E, 1100.00 feet along the North line thereof; thence S00°02'52"E, 500.00 feet; thence N89°59'37"W, 1100.00 feet to the West line of said Section 22 and said Parcel L; thence N00°02'52"W, 500.00 feet to the point of beginning, containing 12.63 acres, which includes 2.50 acres of existing public right of way.

To be Rezoned FS-RL:

Parcel L, except the North 500.00 feet of the West 1100.00 feet therein, in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37"E, 1100.00 feet along the North line thereof to the point of beginning;

thence continuing to follow the boundary of said Parcel L S89°59'37"E, 1528.66 feet; thence S89°56'56"E, 928.93 feet to the Northeast Corner thereof; thence S00°16'21"W, 507.33 feet; thence S24°26'29"W, 35.20 feet; thence S67°49'44"W, 149.60 feet; thence S22°11'56"E, 74.28 feet; thence N89°56'58"W, 408.46 feet; thence S00°20'15"W, 225.92 feet; thence N89°57'27"W, 395.18 feet; thence S00°13'28"W, 74.73 feet; thence S89°55'44"W, 1109.83 feet; thence S00°46'31"E, 323.37 feet; thence S89°56'34"W, 560.38 feet; thence S89°56'34"W, 957.96 feet to the Southwest Corner of said Parcel L; thence N00°02'52"W, 791.95 feet along the West line thereof; thence S89°59'37"E, 1100.00 feet; thence N00°02'52"W, 500.00 feet to the point of beginning, containing 72.83 acres, which includes 4.03 acres of existing public right of way.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor